



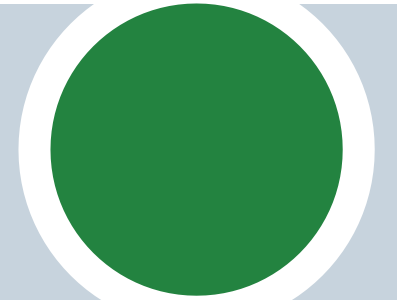
MABLETON 2045 **Comprehensive Plan**

Steering Committee Meeting #4

November 6, 2025

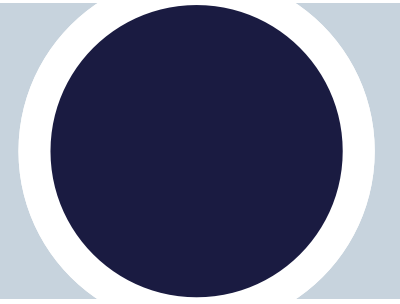


Agenda



1. Progress Update
2. Refined Land Use Framework
- 3. Activity:** Character Area Deep Dives
4. Closing and Next Steps

Project Team



City Staff

William B. Tanks
City Manager

Michael Hughes
Director, Community Development

Tina Garver
Deputy Director, Community Development

Artie Jones
Director, Economic Development

Lily Smith
City Manager's Office

Consultant Team

John J. Funny, Project Lead
Grice Consulting Group

Allison Stewart-Harris
TSW

Nick Johnson
TSW

Contente Terry
Contente Consulting

Charlisa Shelton
Contente Consulting

Todd Noell
Noell Consulting Group

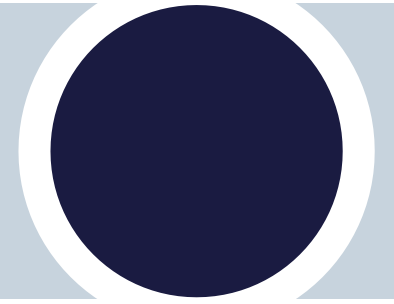
Chad Glaser
Noell Consulting Group

Sammy Powell
Atlas

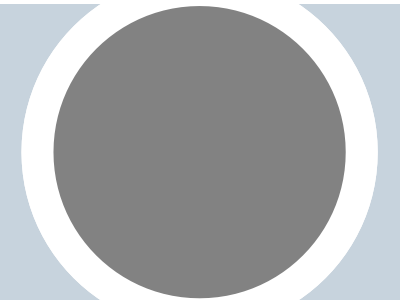
Progress Update



Mableton 2045 Schedule



Progress Since Last Time



Technical Work

Comprehensive Plan

- Developed draft recommendations for each element
- Refined future land use approach and policy*

Special Area Studies

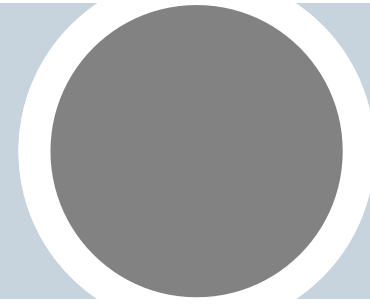
- Completed existing conditions / market analysis for all five areas
- Developing draft concepts for all five areas

**for discussion today!*

Community Engagement

- Held Steering Committee #3
- Held **all five Special Area Study Charrettes!**

Special Area Study Charrettes



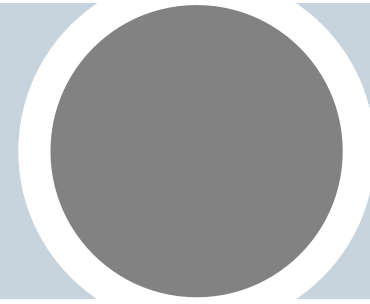
- Reviewed each area's existing conditions and market potential
- Led a visioning exercise to confirm redevelopment and improvement goals
- Conducted a study area tour
- Led hands-on design sessions with attendees!



*Special Area Studies
3 and 4 Workshop*



Special Area Studies



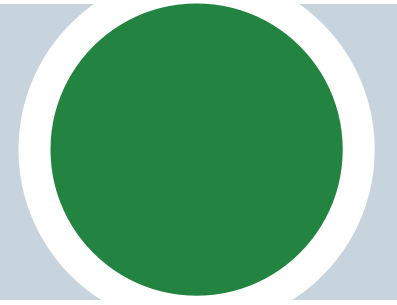
What's next?

- Continue refining draft concepts
 - Example from another community
- Hold “office hours” with property owners and other interested parties
- Finalize concepts and draft full studies



Example: Killian Hill Small Area Plan Concept

Today:



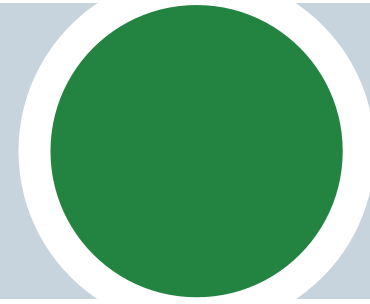
We need your help to:

- Further refine our land use framework
- Determine which uses are appropriate and not appropriate in each area
- Set the stage for future implementation steps

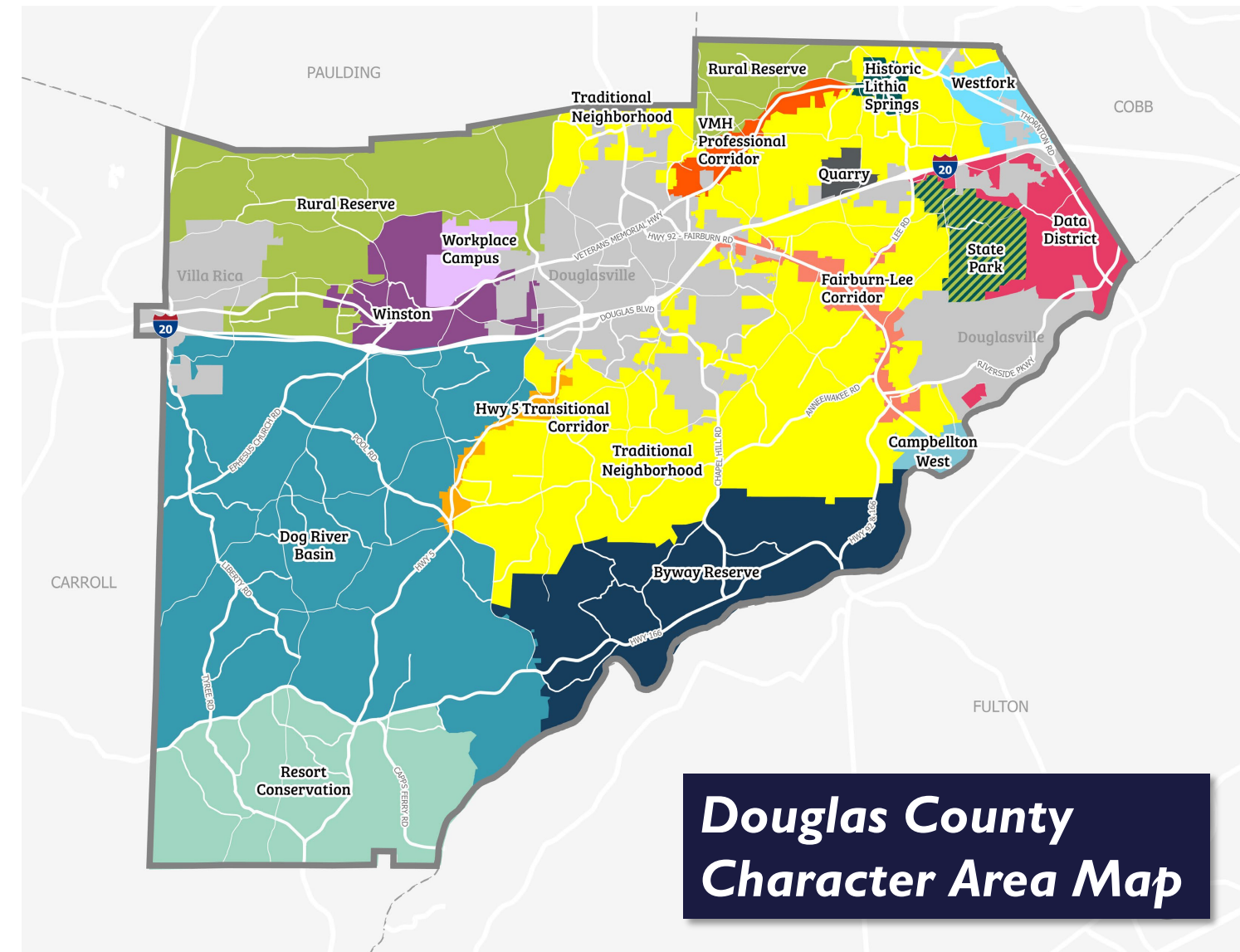
Refined Land Use Framework

2

Review: Land Use Approach

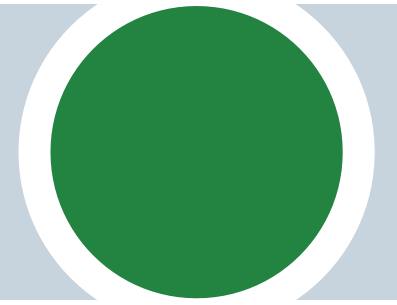


- I** **Character Area (n.):** A defined geographical area that has a similar look and feel
- Establishes areas appropriate for growth, redevelopment, or preservation
 - Establishes a set of future land use or future development types that are appropriate within each area
 - Provides a more flexible basis for rezoning
 - Informs decisions about zoning changes and land use approvals



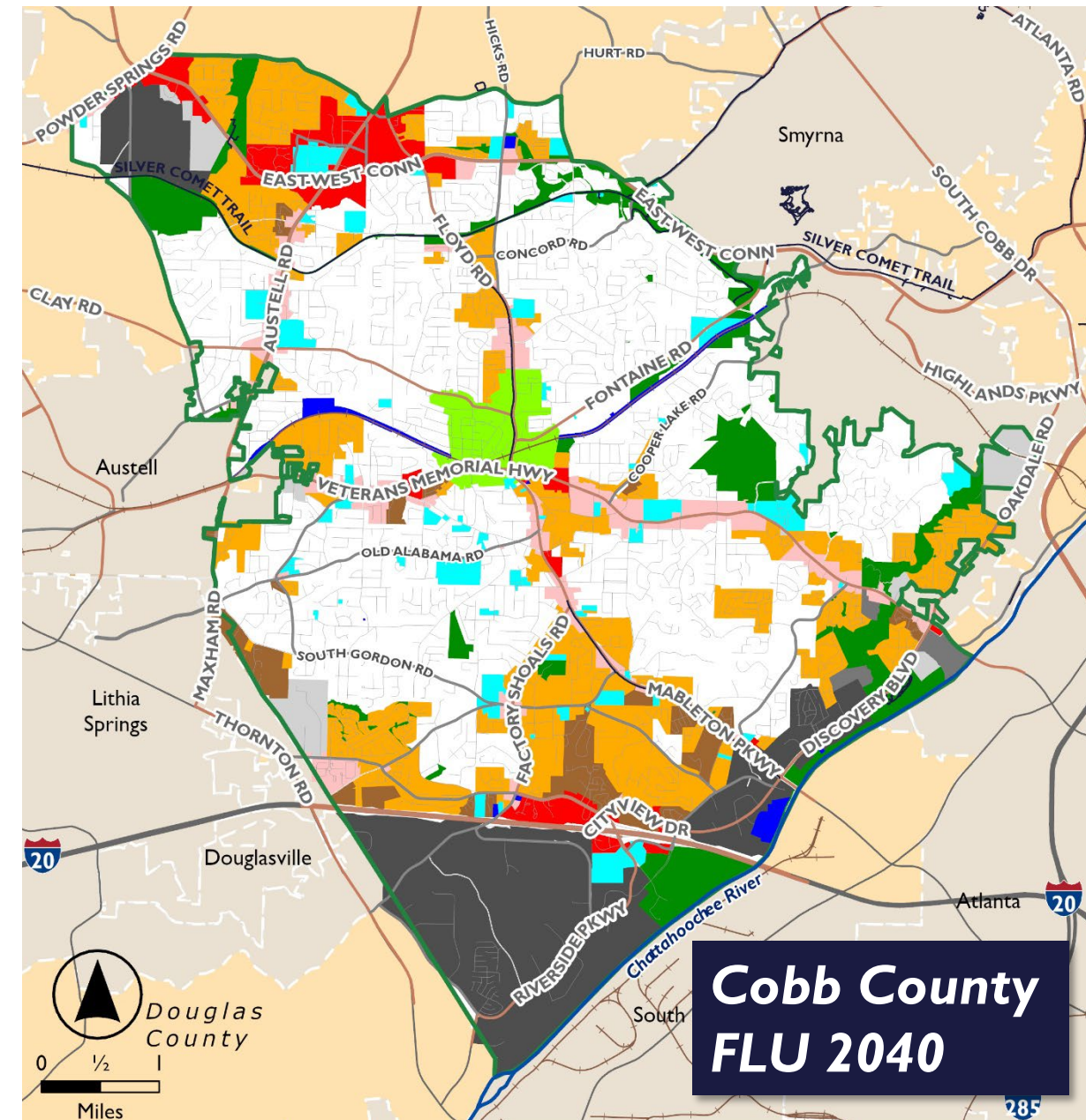
**Douglas County
Character Area Map**

Review: Land Use Approach

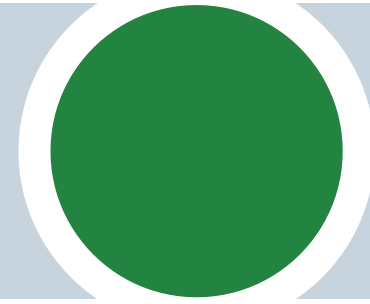


2 *Future Land Use Map (n.)*: assigns specific land uses to parcels

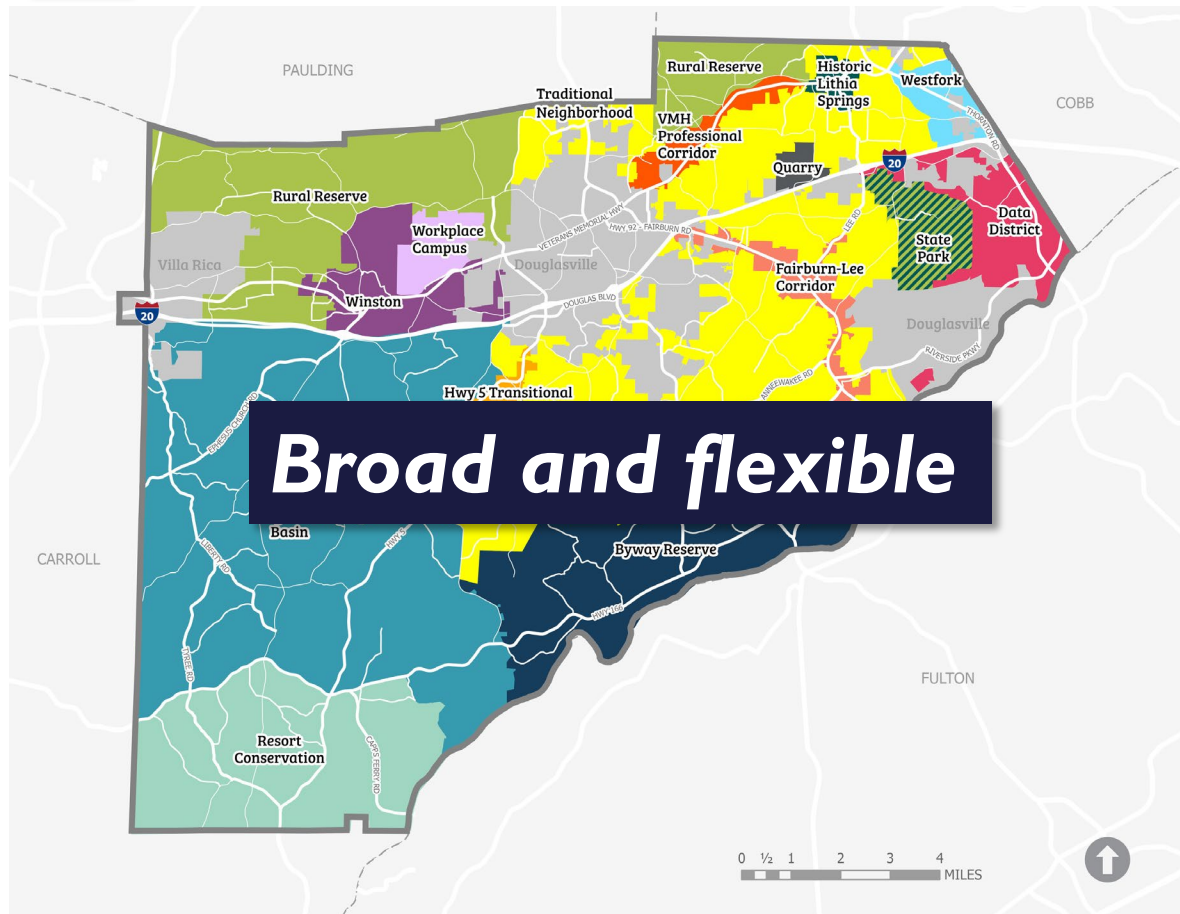
- Identifies a single preferred land use for every parcel in the future
- The future land use designation comes into play when a landowner requests a rezoning
- Common/traditional approach, but not required
- This is what Cobb County has now →



Review: Land Use Approach

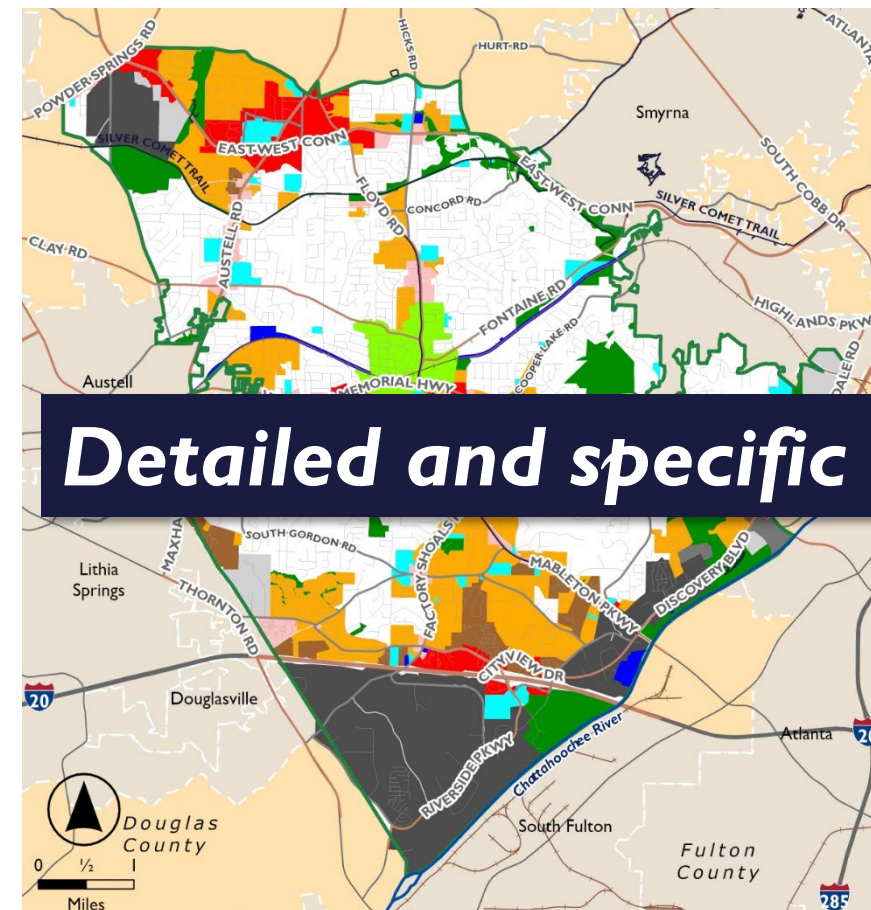


1 Character Areas

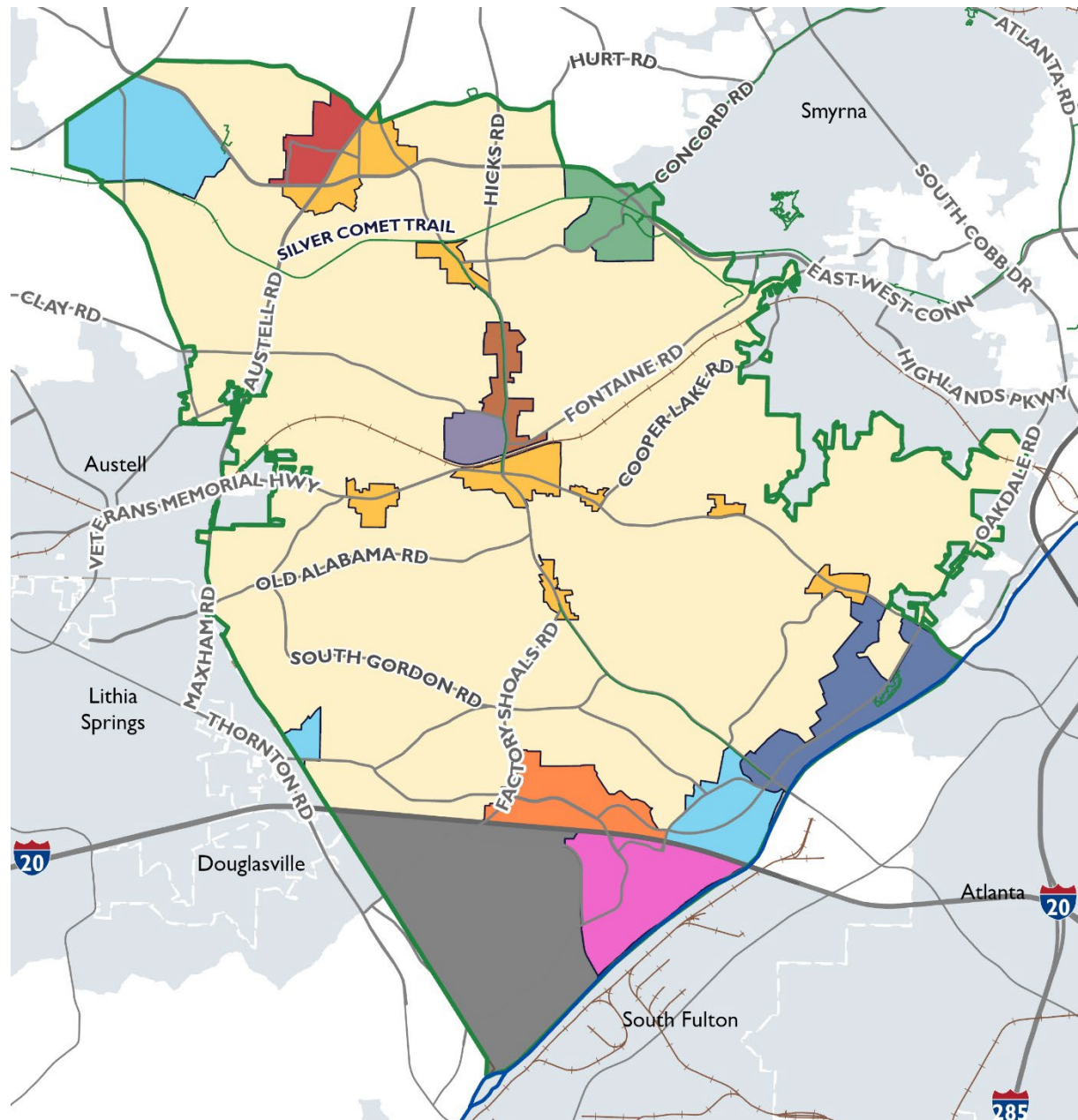
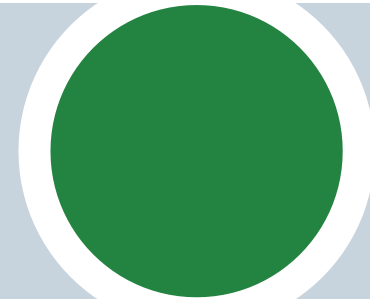


vs.

2 Future Land Use

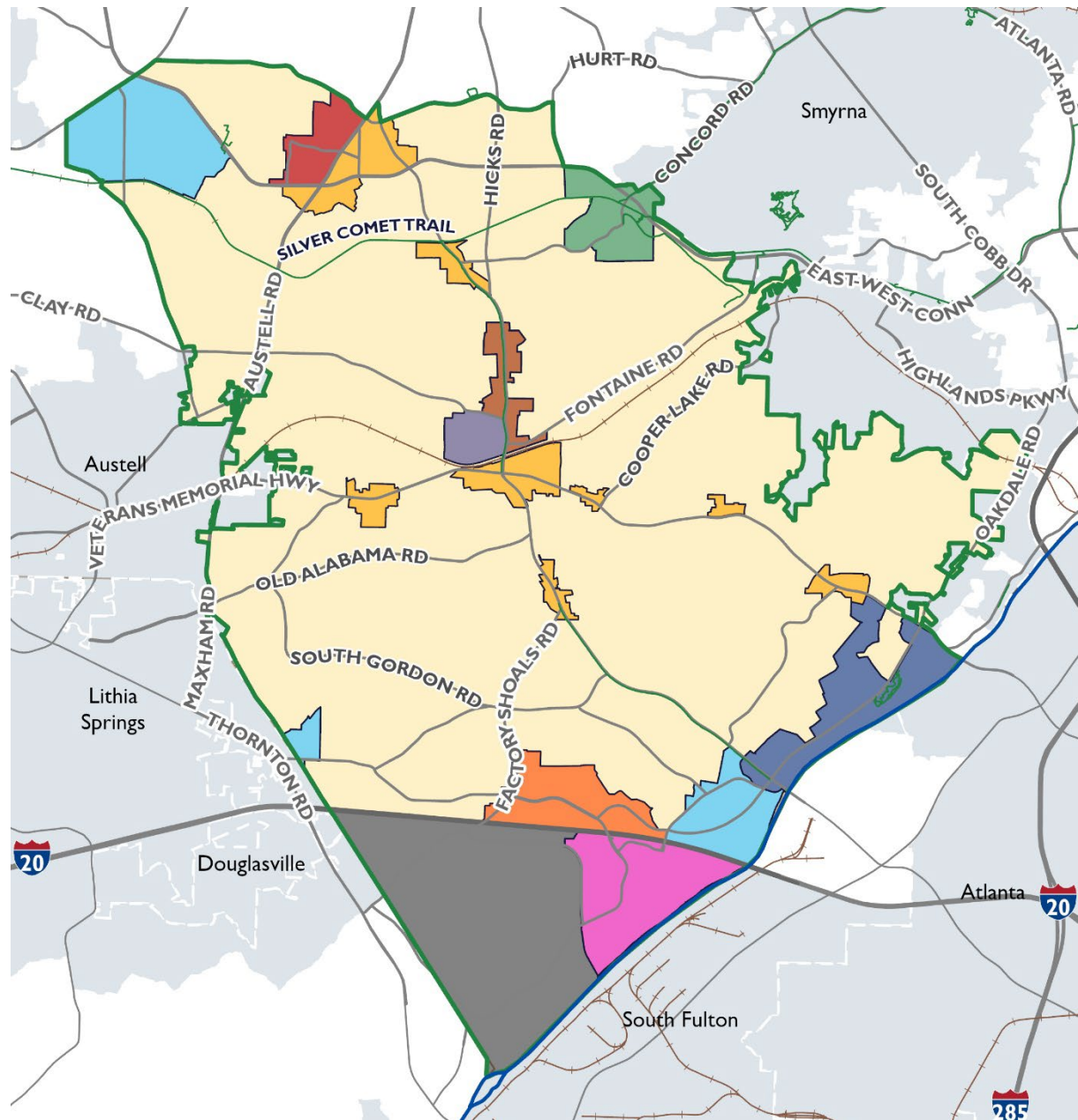
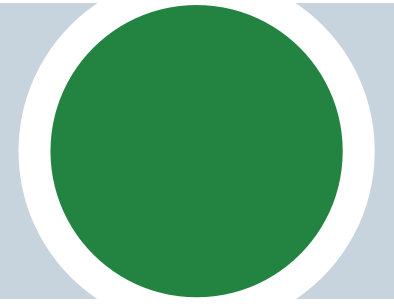


Our Recommendation:



3 *Blend the two!*

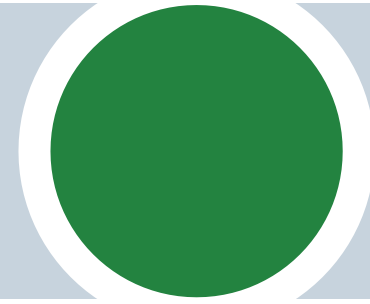
Our Recommendation:



3 *Blend the two!*

- Character area map
- Within each character area:
 - General policies
 - Table that indicates which land uses are appropriate, appropriate with considerations, or inappropriate
 - List of most appropriate zones for each Future Land Use type
- Why?
 - Streamlined map while still allowing for nuance and flexibility
 - Allows development to respond to market changes more readily
 - Easier for public to understand

Examples



City of Dunwoody Comprehensive Plan

DUNWOODY VILLAGE



Vision + Intent

Dunwoody Village, the historic heart of the city, combines charm with a strong sense of place. The vision centers on a vibrant retail core with a village green, surrounded by transitional areas of diverse housing types to support commercial uses. Guided by a master plan implemented through zoning regulations, the area emphasizes multimodal transportation, public spaces, connectivity, and distinctive architecture. Future redevelopment will create a lively district with shopping, dining, entertainment, and housing, fostering activity and community around the clock.

Future Development

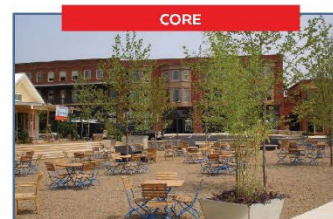
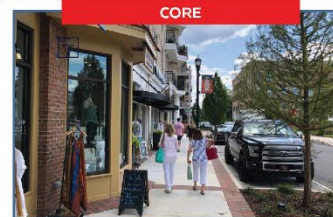
Appropriate Intensity



Appropriate Land Uses

Stop-Light	LAND USE	CONSIDERATIONS
Appropriate	Townhomes	
	Senior/Assisted Living	
	Mixed Use	
	Local Commercial - Specialized	
	Public/Institutional	
	Parks/Open Space	
Appropriate with Considerations	Small-Lot Residential	Transition only
	Cottage Court	Transition only
	Duplexes, Triplexes, Quadplexes	Transition only
	Multifamily	Core only
	Local Commercial - Daily/Services	Transition only
Inappropriate	Large-Lot Residential	
	Regional Commercial	

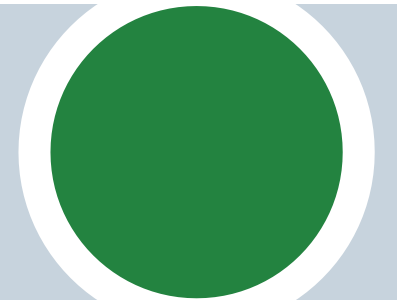
DUNWOODY VILLAGE



Action Items


- › Create an active community center with public places to gather, following a master planning process that potential supports a redevelopment investment program.
- › Establish way-finding or landmark features that unify the Village and can be used across the City.
- › Regularly review and update Dunwoody Village Zoning Districts to ensure that they meet the Character Area vision.
- › Creatively address parking and congestion that new local activity may generate.
- › Review and implemented identified solutions for structured parking, public parking, and shared parking.
- › Establish bicyclenetwork through the City so that "all roads lead to the Village."
- › Create venues for cultural events and community gatherings.
- › For detailed circulation and open space recommendations concerning the Dunwoody Village Character Area, see the Dunwoody Village Master Plan.
- › Pursue the creation of a central green space and alternatives for acquiring that space.
- › Consider ways to promote entrepreneurship.
- › Work with adjacent neighborhoods to explore connectivity options while preserving buffers adjacent to neighborhoods.
- › Explore options for preserving existing historic resources.
- › Incorporate public art that enhances the sense of community and supports pedestrian mobility; focus on streetscapes, pedestrian areas and gathering spaces.
- › Encourage developers to include public art in development or redevelopment projects.
- › Support the recommendations of the Public Art Implementation Plan for new public art in Dunwoody Village.

Examples



City of Dunwoody Comprehensive Plan

DUNWOODY VILLAGE



Vision + Intent

Dunwoody Village, the historic heart of the city, combines charm with a strong sense of place. The vision centers on a vibrant retail core with a village green, surrounded by transitional areas of diverse housing types to support commercial uses. Guided by a master plan implemented through zoning regulations, the area emphasizes multimodal transportation, public spaces, connectivity, and distinctive architecture. Future redevelopment will create a lively district with shopping, dining, entertainment, and housing, fostering activity and community around the clock.

Future Development

Appropriate Intensity

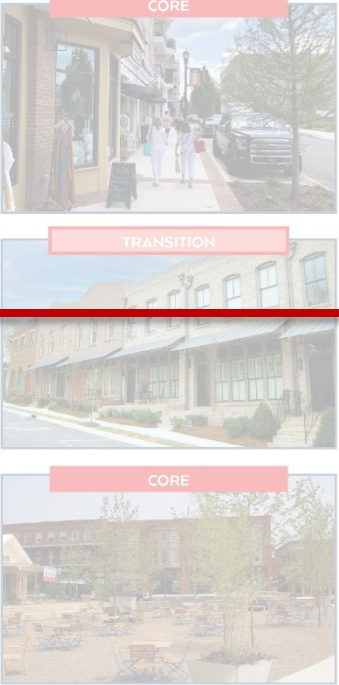
2-4 STORIES - CORE

1-3 STORIES - TRANSITION

Appropriate Land Uses

Stop-Light	LAND USE	CONSIDERATIONS
Stop-Light	Townhomes	
	Senior/Assisted Living	
	Mixed Use	
	Local Commercial - Specialized	
	Public/Institutional	
Appropriate	Parks/Open Space	
	Utilities/Transportation	
	Small-Lot Residential	Transition only
	Cottage Court	Transition only
	Duplexes, Triplexes, Quadplexes	Transition only
Appropriate with Considerations	Multifamily	Core only
	Local Commercial - Daily/Services	Transition only
Inappropriate	Large-Lot Residential	
	Regional Commercial	

DUNWOODY VILLAGE

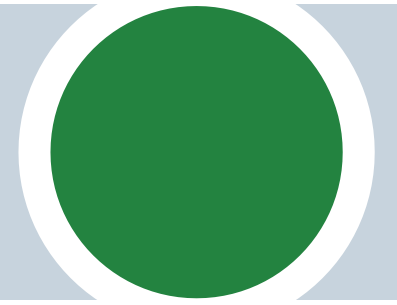


Action Items

- Create an active community center with public places to gather, following a master planning process that potential supports a redevelopment investment program.
- Establish way-finding or landmark features that unify the Village and can be used across the City.
- Regularly review and update Dunwoody Village Zoning Districts to ensure that they meet the Character Area vision.
- Review and implemented identified solutions for structured parking, public parking, and shared parking.
- Establish bicyclenetwork through the City so that "all roads lead to the Village."
- Create venues for cultural events and community gatherings.
- For detailed circulation and open space recommendations concerning the Dunwoody Village Character Area, see the Dunwoody Village Master Plan.
- Pursue the creation of a central green space and alternatives for acquiring that space.
- Consider ways to promote entrepreneurship.
- Work with adjacent neighborhoods to explore connectivity options while preserving buffers adjacent to neighborhoods.
- Explore options for preserving existing historic resources.
- Incorporate public art that enhances the sense of community and supports pedestrian mobility; focus on streetscapes, pedestrian areas and public art.
- Encourage developers to include public art in development or redevelopment projects.
- Support the recommendations of the Public Art Implementation Plan for new public art in Dunwoody Village.

Info about the intent / vision of each area

Examples



City of Dunwoody Comprehensive Plan

DUNWOODY VILLAGE



Vision + Intent

Dunwoody Village, the historic heart of the city, combines charm with a strong sense of place. The vision centers on a vibrant retail core with a village green, surrounded by transitional areas of diverse housing types to support commercial uses. Guided by a master plan implemented through zoning regulations, the area emphasizes multimodal transportation, public spaces, connectivity, and distinctive architecture. Future redevelopment will create a lively district with shopping, dining, entertainment, and housing, fostering activity and community around the clock.

Future Development

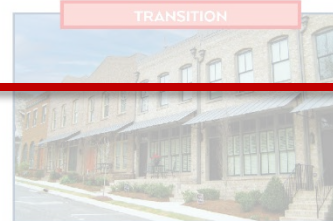
Appropriate Intensity



Appropriate Land Uses

Stop-Light	LAND USE	CONSIDERATIONS
Appropriate	Townhomes	
	Senior/Assisted Living	
	Mixed Use	
	Local Commercial - Specialized	
	Public/Institutional	
	Parks/Open Space	
Appropriate with Considerations	Small-Lot Residential	Transition only
	Cottage Court	Transition only
	Duplexes, Triplexes, Quadplexes	Transition only
	Multifamily	Core only
	Local Commercial - Daily/Services	Transition only
Inappropriate	Large-Lot Residential	
	Regional Commercial	

DUNWOODY VILLAGE

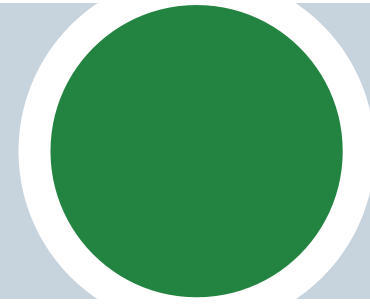


Action Items

- Create an active community center with public places to gather, following a master planning process that potential supports a redevelopment investment program.
- Establish way-finding or landmark features that unify the Village and can be used across the City.
- Regularly review and update Dunwoody Village Zoning Districts to ensure that they meet the Character Area vision.
- Review and implemented identified solutions for structured parking, public parking, and shared parking.
- Establish bicyclenetwork through the City so that "all roads lead to the Village."
- Create venues for cultural events and community gatherings.
- For detailed circulation and open space recommendations concerning the Dunwoody Village Character Area, see the Dunwoody Village Master Plan.
- Pursue the creation of a central green space and alternatives for acquiring that space.
- Consider ways to promote entrepreneurship.
- Work with adjacent neighborhoods to explore connectivity options while preserving buffers adjacent to neighborhoods.
- Explore options for preserving existing historic resources.
- Incorporate public art that enhances the sense of community and supports pedestrian mobility; focus on streetscapes, pedestrian areas and public art.
- Encourage developers to include public art in development or redevelopment projects.
- Support the recommendations of the Public Art Implementation Plan for new public art in Dunwoody Village.


A land use "stoplight" table, showing what is and is not appropriate

Examples




City of Dunwoody Comprehensive Plan

DUNWOODY VILLAGE



Future Development
Appropriate Intensity



Appropriate Land Uses

Stop-Light	LAND USE	CONSIDERATIONS
Appropriate	Townhomes	
	Senior/Assisted Living	
	Mixed Use	
	Local Commercial - Specialized	
	Public/Institutional	
	Parks/Open Space	
Appropriate with Considerations	Small-Lot Residential	Transition only
	Cottage Court	Transition only
	Duplexes, Triplexes, Quadplexes	Transition only
	Multifamily	Core only
Inappropriate	Local Commercial - Daily/Services	Transition only
	Large-Lot Residential	
	Regional Commercial	

Vision + Intent

Dunwoody Village, the historic heart of the city, combines charm with a strong sense of place. The vision centers on a vibrant retail core with a village green, surrounded by transitional areas of diverse housing types to support commercial uses. Guided by a master plan implemented through zoning regulations, the area emphasizes multimodal transportation, public spaces, connectivity, and distinctive architecture. Future redevelopment will create a lively district with shopping, dining, entertainment, and housing, fostering activity and community around the clock.

DUNWOODY VILLAGE



Action Items

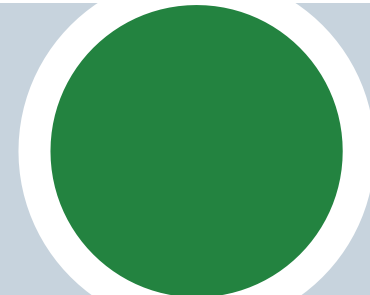
- Create an active community center with public places to gather, following a master planning process that potential supports a redevelopment investment program.
- Establish way-finding or landmark features that unify the Village and can be used across the City.
- Regularly review and update Dunwoody Village Zoning Districts to ensure that they meet the Character Area vision.
- Consider ways to promote entrepreneurship.
- Work with adjacent neighborhoods to explore connectivity options while preserving buffers adjacent to neighborhoods.
- Explore options for preserving existing historic resources.
- Incorporate public art that enhances the sense of community and supports pedestrian mobility; focus on streetscapes, pedestrian areas and public art.
- Encourage developers to include public art in development or redevelopment projects.
- Support the recommendations of the Public Art Implementation Plan for new public art in Dunwoody Village.

congestion that new local activity may generate.

- Review and implemented identified solutions for structured parking, public parking, and shared parking.
- Establish bicyclenetwork through the City so that "all roads lead to the Village."
- Create venues for cultural events and community gatherings.
- For detailed circulation and open space recommendations concerning the Dunwoody Village Character Area, see the Dunwoody Village Master Plan.
- Pursue the creation of a central green space and alternatives for acquiring that space.

Example character imagery

Examples



City of Dunwoody Comprehensive Plan

DUNWOODY VILLAGE



Vision + Intent

Dunwoody Village, the historic heart of the city, combines charm with a strong sense of place. The vision centers on a vibrant retail core with a village green, surrounded by transitional areas of diverse housing types to support commercial uses. Guided by a master plan implemented through zoning regulations, the area emphasizes multimodal transportation, public spaces, connectivity, and distinctive architecture. Future redevelopment will create a lively district with shopping, dining, entertainment, and housing, fostering activity and community around the clock.

Future Development

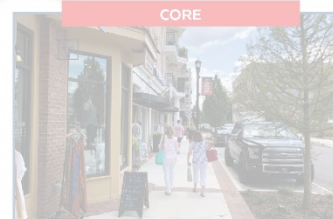
Appropriate Intensity



Appropriate Land Uses

Stop-Light	LAND USE	CONSIDERATIONS
Appropriate	Townhomes	
	Senior/Assisted Living	
	Mixed Use	
	Local Commercial - Specialized	
	Public/Institutional	
	Parks/Open Space	
Appropriate with Considerations	Small-Lot Residential	Transition only
	Cottage Court	Transition only
	Duplexes, Triplexes, Quadplexes	Transition only
	Multifamily	Core only
	Local Commercial - Daily/Services	Transition only
Inappropriate	Large-Lot Residential	
	Regional Commercial	

DUNWOODY VILLAGE



Action Items

- ▶ Create an active community center with public places to gather, following a master planning process that potential supports a redevelopment investment program.
- ▶ Establish way-finding or landmark features that unify the Village and can be used across the City.
- ▶ Regularly review and update Dunwoody Village Zoning Districts to ensure that they meet the Character Area vision.
- ▶ Creatively address parking and congestion that new local activity may generate.
- ▶ Review and implemented identified solutions for structured parking, public parking, and shared parking.
- ▶ Establish bicyclenetwork through the City so that "all roads lead to the Village."
- ▶ Create venues for cultural events and community gatherings.
- ▶ For detailed circulation and open space recommendations concerning the Dunwoody Village Character Area, see the Dunwoody Village Master Plan.
- ▶ Pursue the creation of a central green space and alternatives for acquiring that space.
- ▶ Consider ways to promote entrepreneurship.
- ▶ Work with adjacent neighborhoods to explore connectivity options while preserving buffers adjacent to neighborhoods.
- ▶ Explore options for preserving existing historic resources.
- ▶ Incorporate public art that enhances the sense of community and supports pedestrian mobility; focus on streetscapes, pedestrian areas and gathering spaces.
- ▶ Encourage developers to include public art in development or redevelopment projects.
- ▶ Support the recommendations of the Public Art Implementation Plan for new public art in Dunwoody Village.

Action items, policies, or other considerations as needed

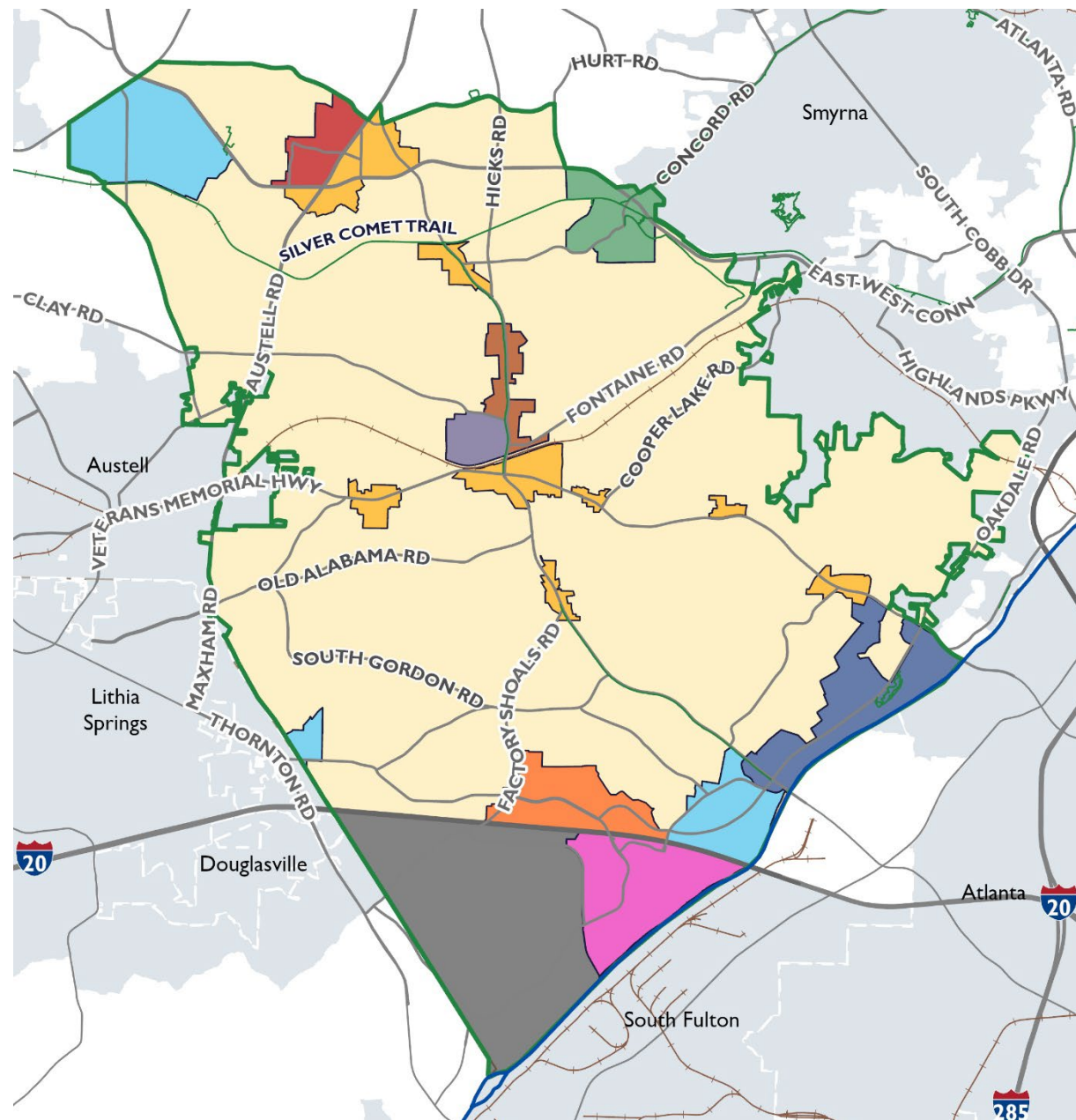
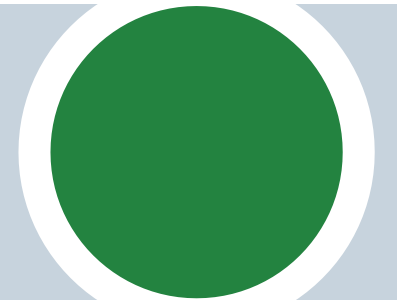
52

53

DRAFT: DECEMBER 19, 2024

DRAFT: DECEMBER 19, 2024

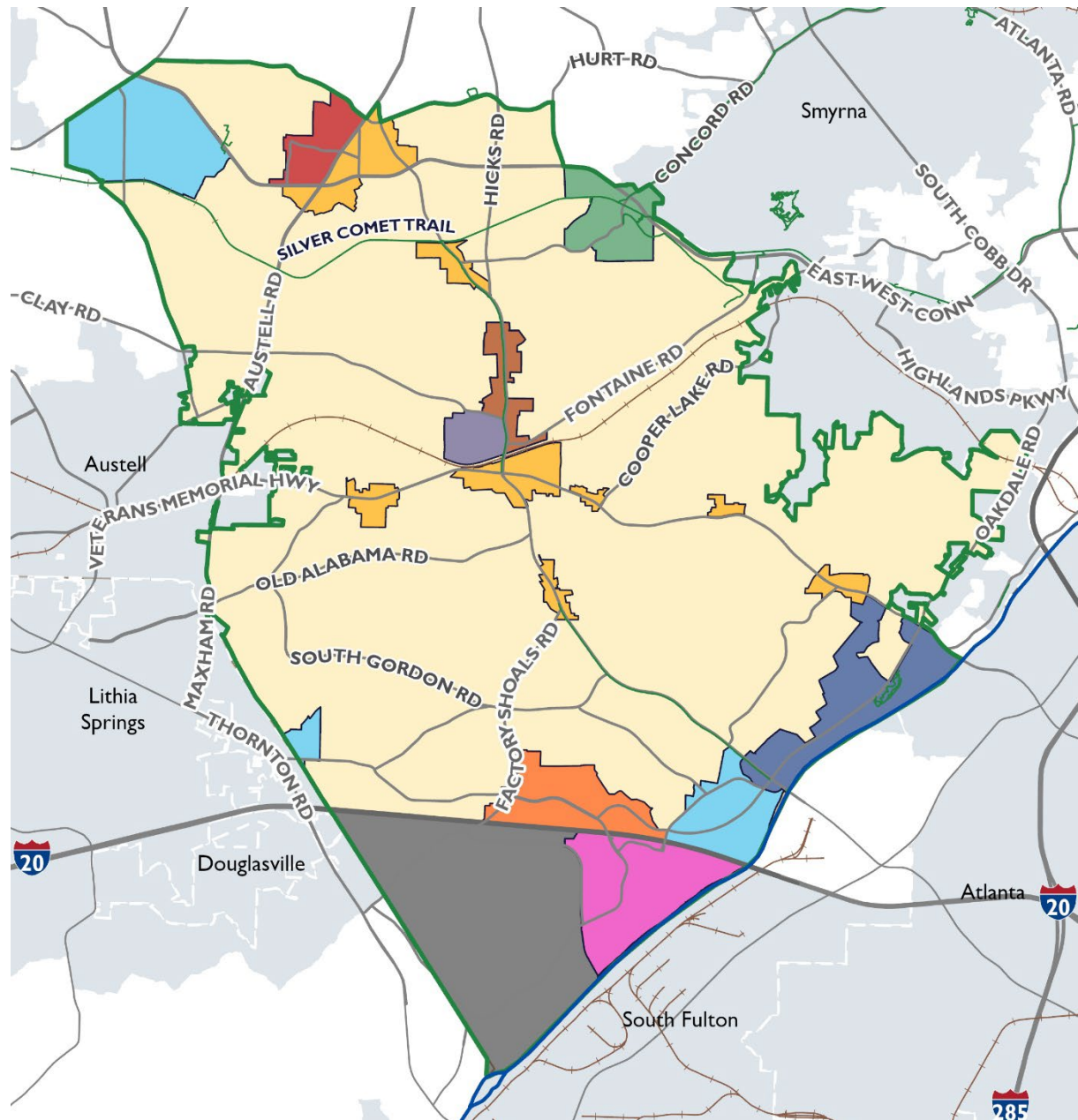
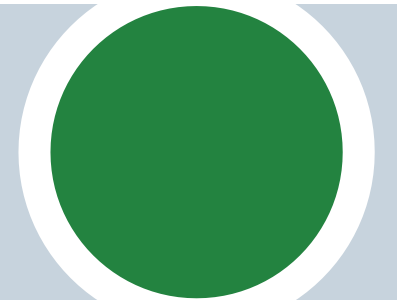
Last time, we showed...














Character Areas

-  New City Center
-  Entertainment District
-  River Line Entertainment District
-  Mixed-Use Villages
-  Medical Center
-  Riverside Parkway
-  Suburban Neighborhoods
-  Workplace District
-  Workplace Flex
-  Historic Downtown
-  Covered Bridge Historic Gateway

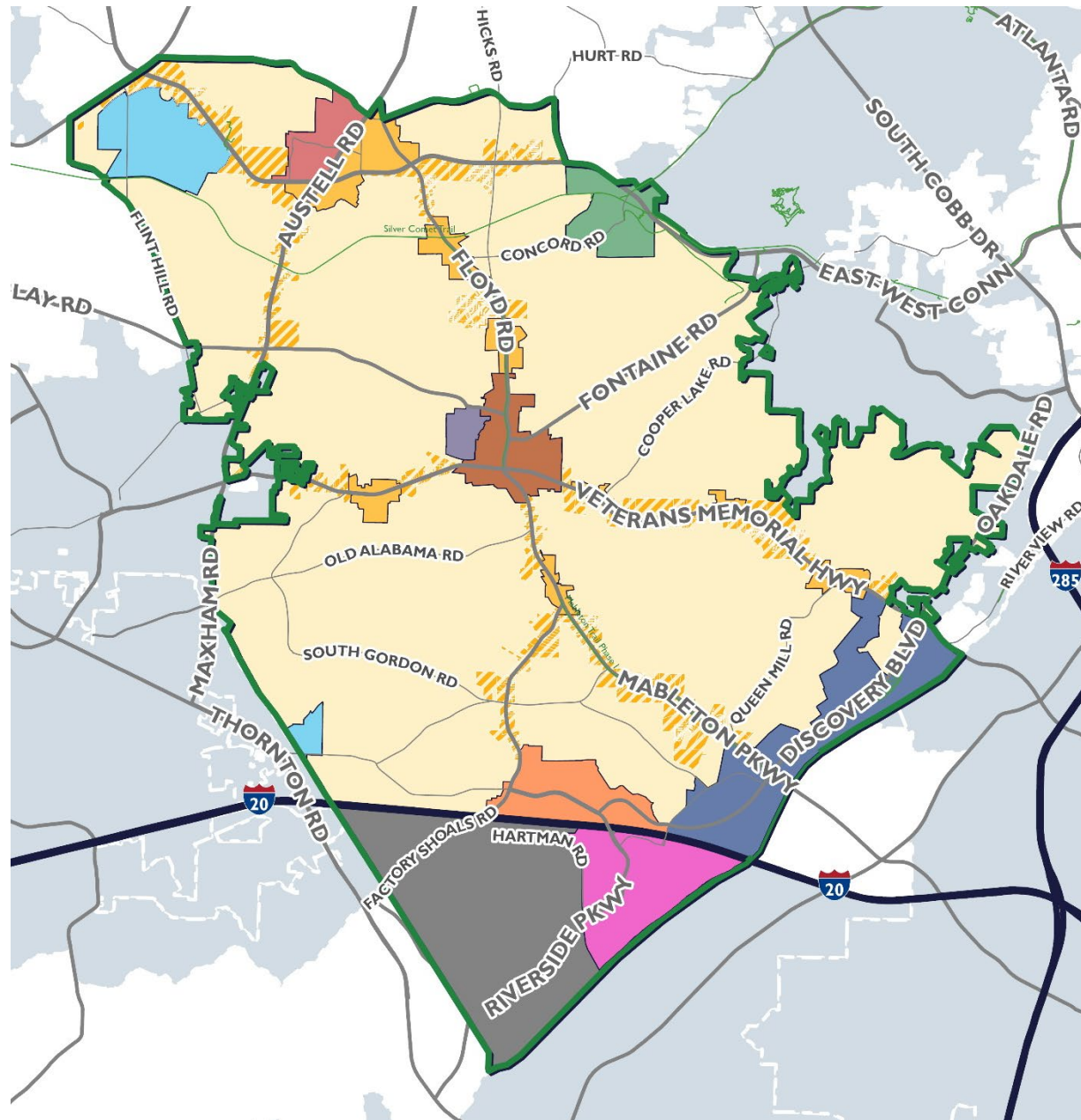
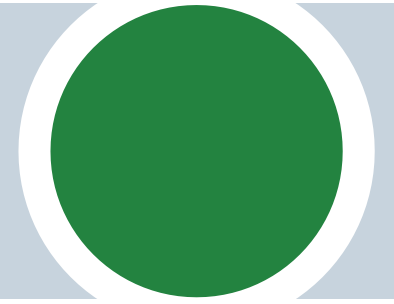
Last time, we showed...



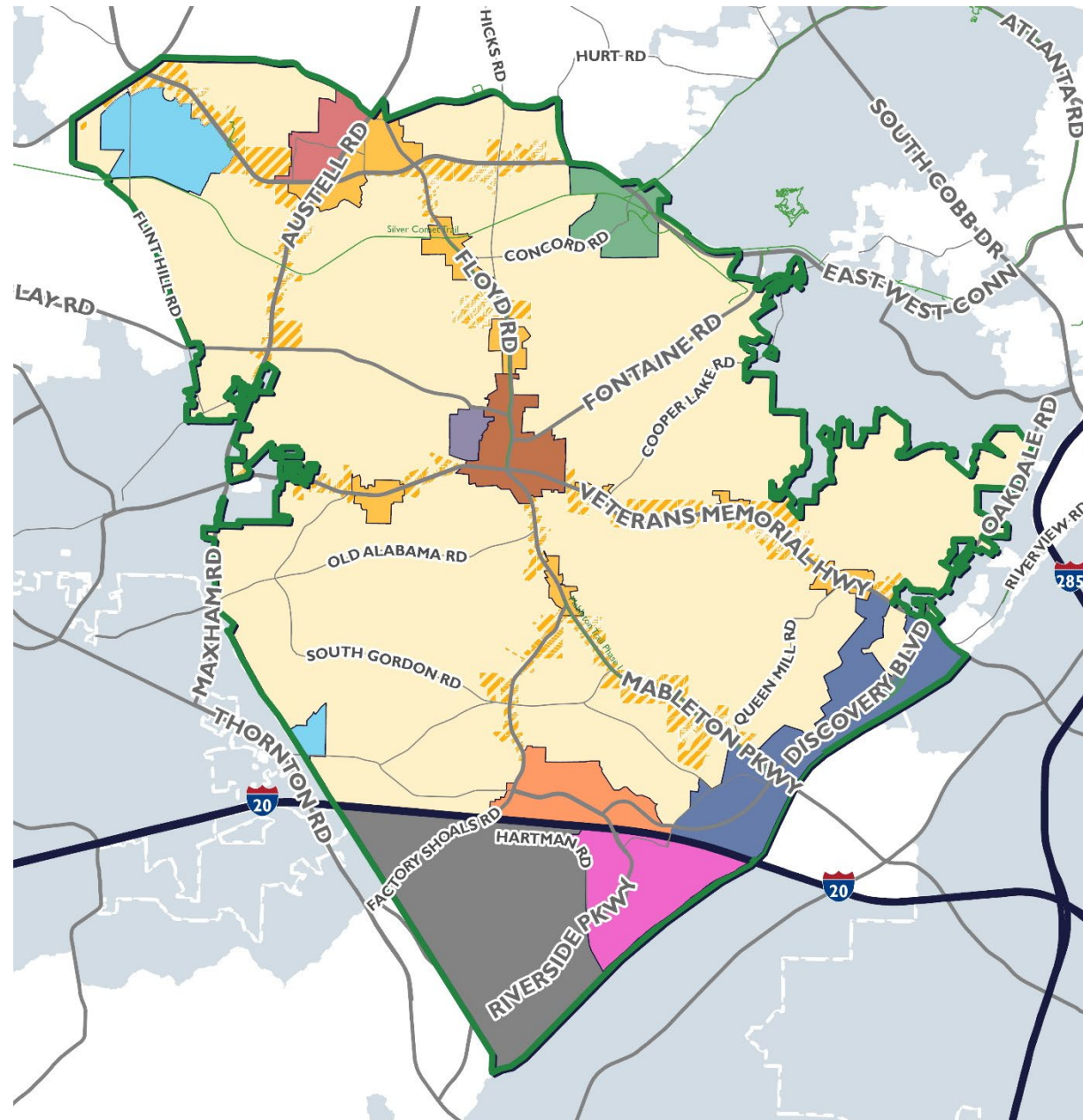
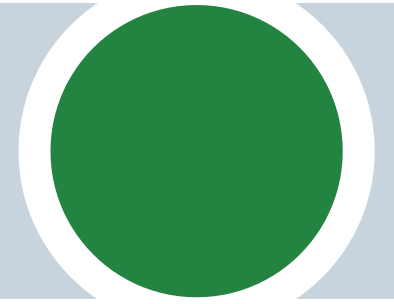
Draft areas to consider:

	New City Center	<i>Invest in Transformation</i>
	Entertainment District	
	River Line Entertainment District	<i>Grow Creatively</i>
	Mixed-Use Villages	
	Medical Center	
	Riverside Parkway	<i>Revitalize</i>
	Suburban Neighborhoods	<i>Protect and Nurture</i>
	Workplace District	
	Colonial Pipeline & Oak Ridge	
	Historic Downtown	<i>Preserve, Interpret, & Share</i>
	Covered Bridge Historic Gateway	

Updated Map



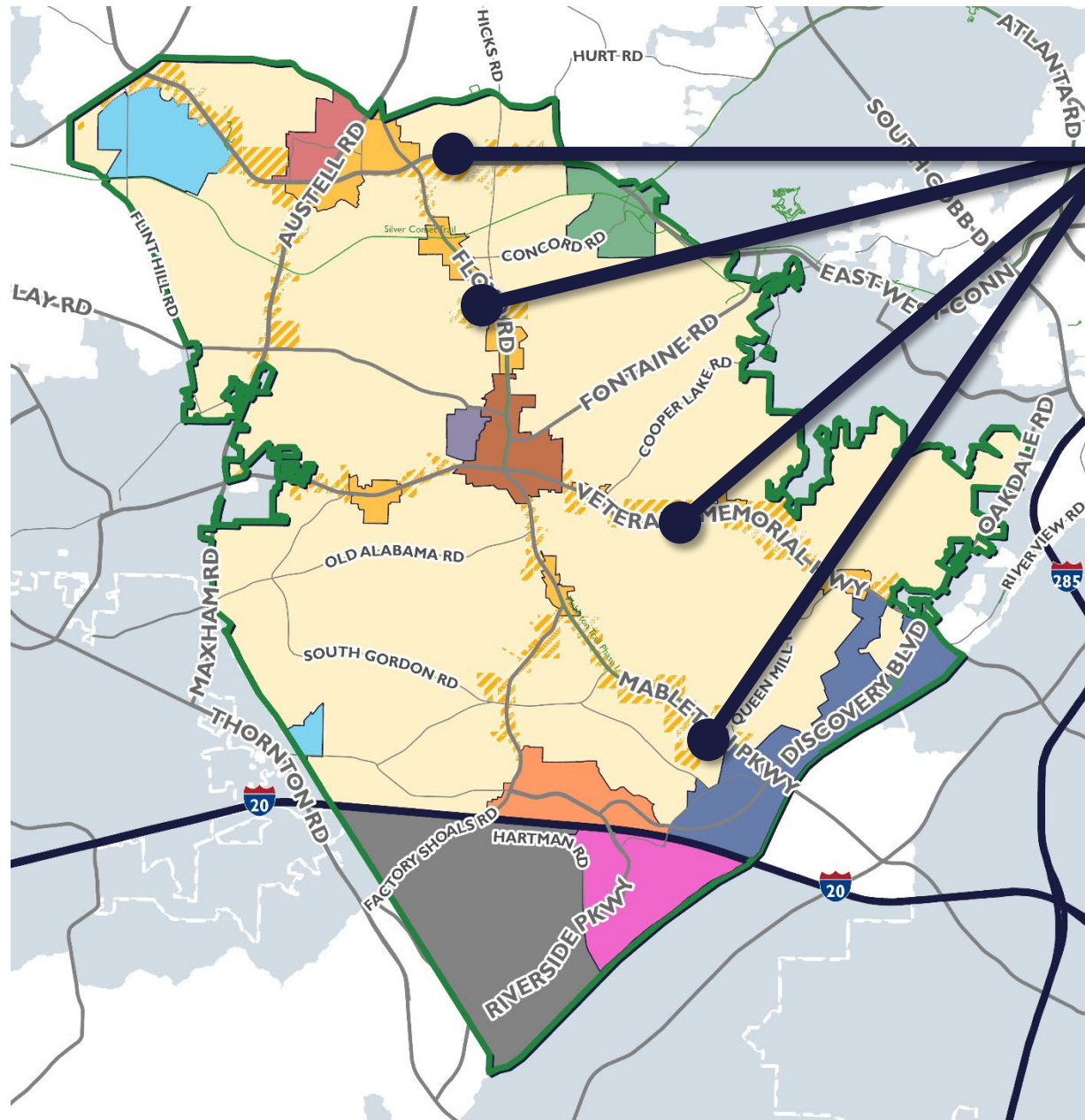
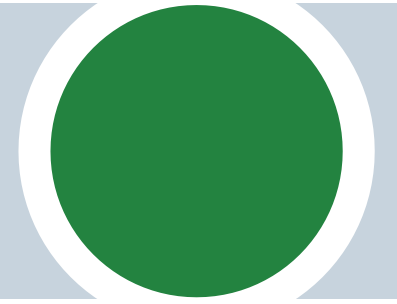
Updated Map



Character Areas

-  Suburban Neighborhoods (Core)
-  Suburban Neighborhoods (Transition)
-  Mixed-Use Villages
-  Colonial Pipeline & Oak Ridge
-  Medical Center
-  Covered Bridge Historic Gateway
-  Historic Downtown
-  New City Center
-  Riverside Parkway
-  River Line District
-  Entertainment District
-  Workplace District

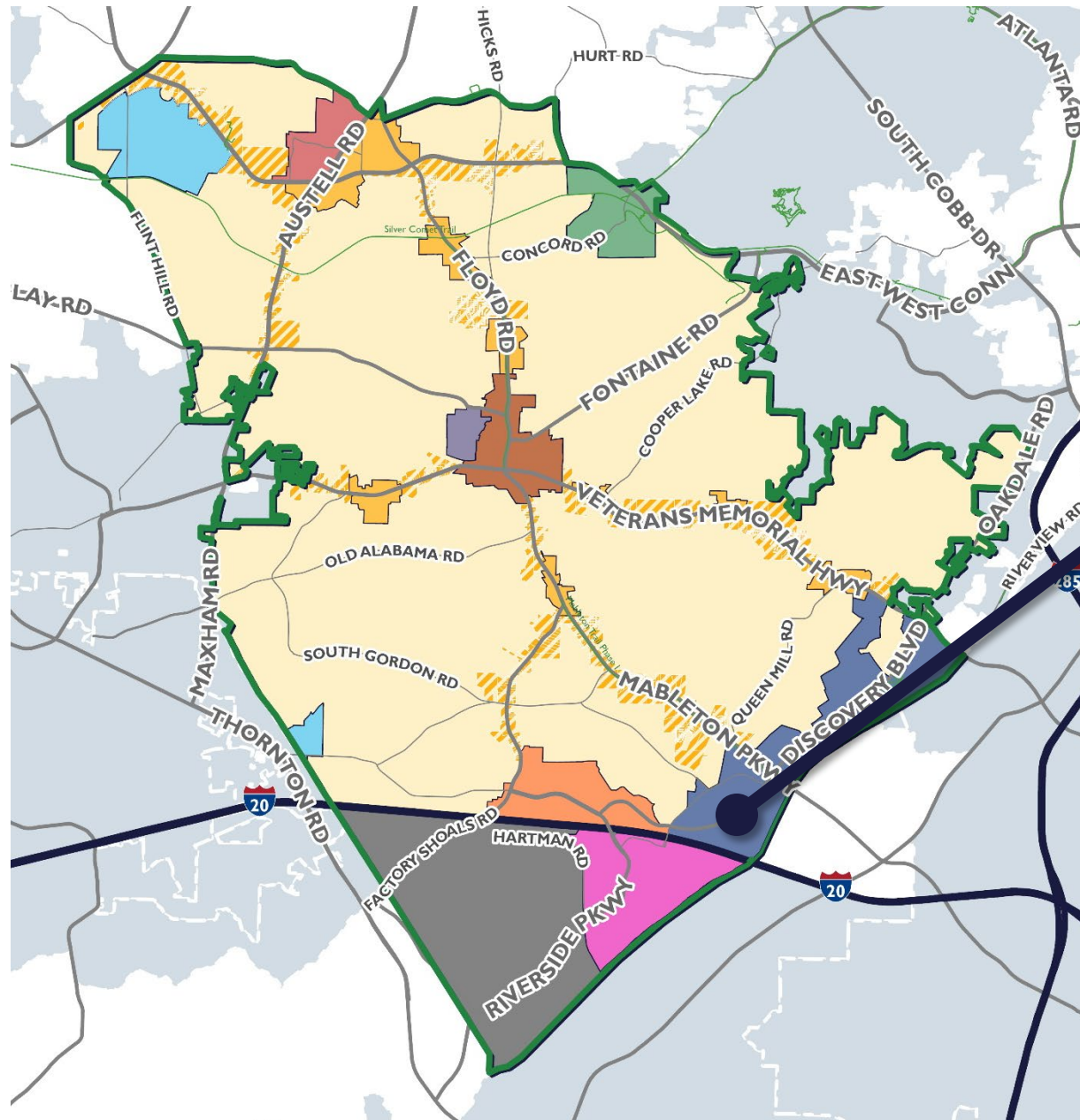
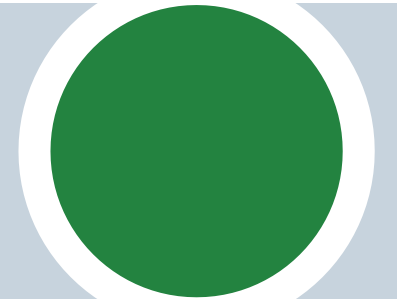
Updated Map



Significant changes:

- Added Suburban Neighborhoods – Transition and distinguished it from Suburban Neighborhoods – Core
- Eliminated “Workplace Flex”
 - Absorbed one Workplace Flex area along Discovery Boulevard into River Line District
 - Altered the rest to focus on industrial use preservation
- Adjusted boundary of New City Center to align with area that is seeing higher redevelopment demand
- Adjusted Mixed-Use Villages and Historic Downtown accordingly

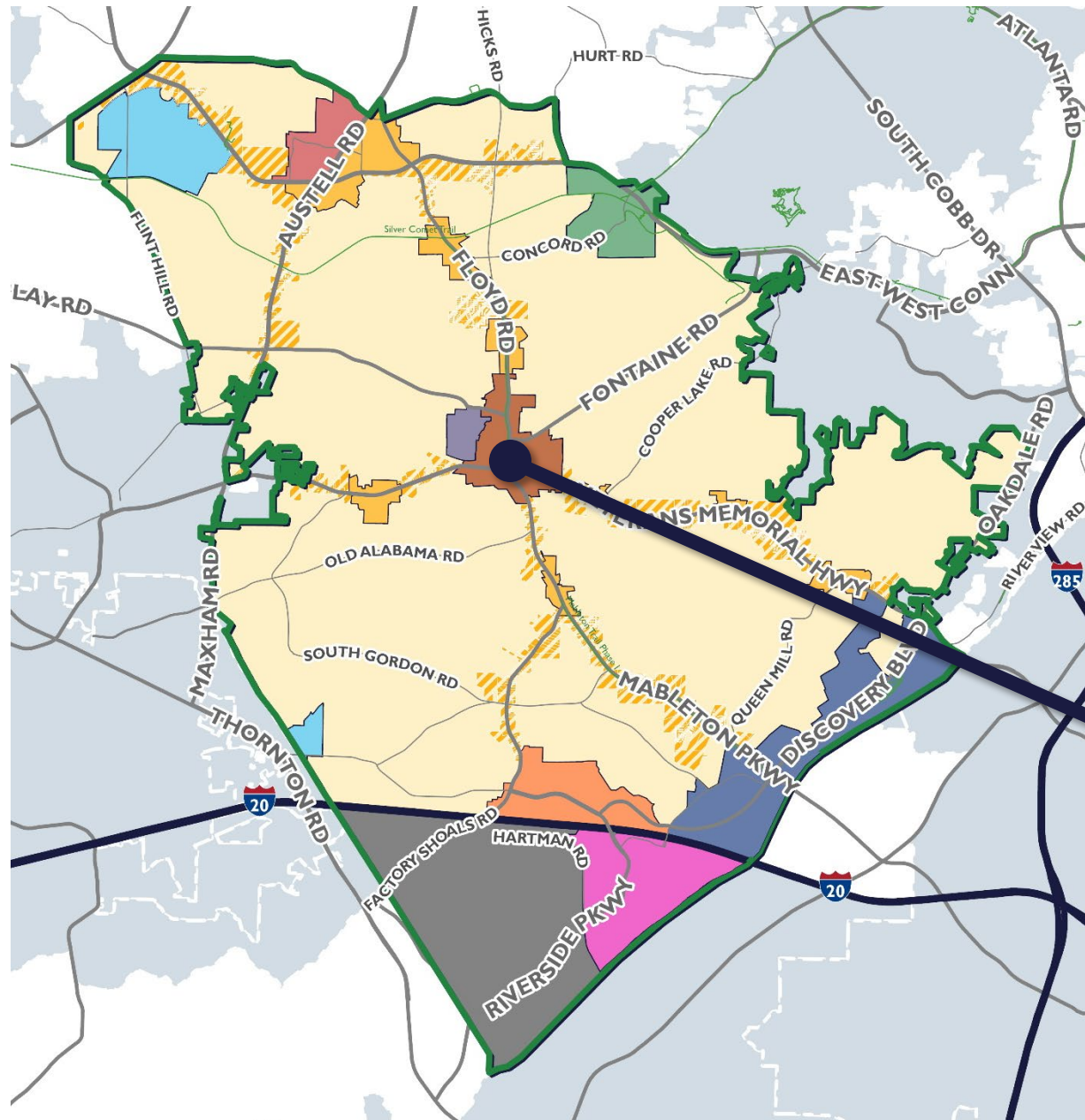
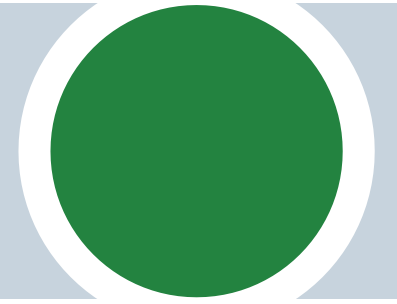
Updated Map



Significant changes:

- Added Suburban Neighborhoods – Transition and distinguished it from Suburban Neighborhoods – Core
- Eliminated “Workplace Flex”
 - Absorbed one Workplace Flex area along Discovery Boulevard into River Line District
 - Altered the rest to focus on industrial use preservation
- Adjusted boundary of New City Center to align with area that is seeing higher redevelopment demand
- Adjusted Mixed-Use Villages and Historic Downtown accordingly

Updated Map



Significant changes:

- Added Suburban Neighborhoods – Transition and distinguished it from Suburban Neighborhoods – Core
- Eliminated “Workplace Flex”
 - Absorbed one Workplace Flex area along Discovery Boulevard into River Line District
 - Altered the rest to focus on industrial use preservation
- Adjusted boundary of New City Center to align with area that is seeing higher redevelopment demand
- Adjusted Mixed-Use Villages and Historic Downtown accordingly

Character Area Deep Dives

3

High-Level Goals



Invest in Transformation



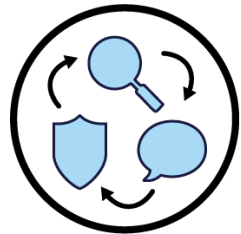
Grow Creatively



Revitalize



Protect and Nurture



Preserve, Interpret, and Share

High-Level Goals



Invest in Transformation

Greatest change



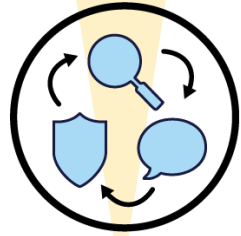
Grow Creatively



Revitalize



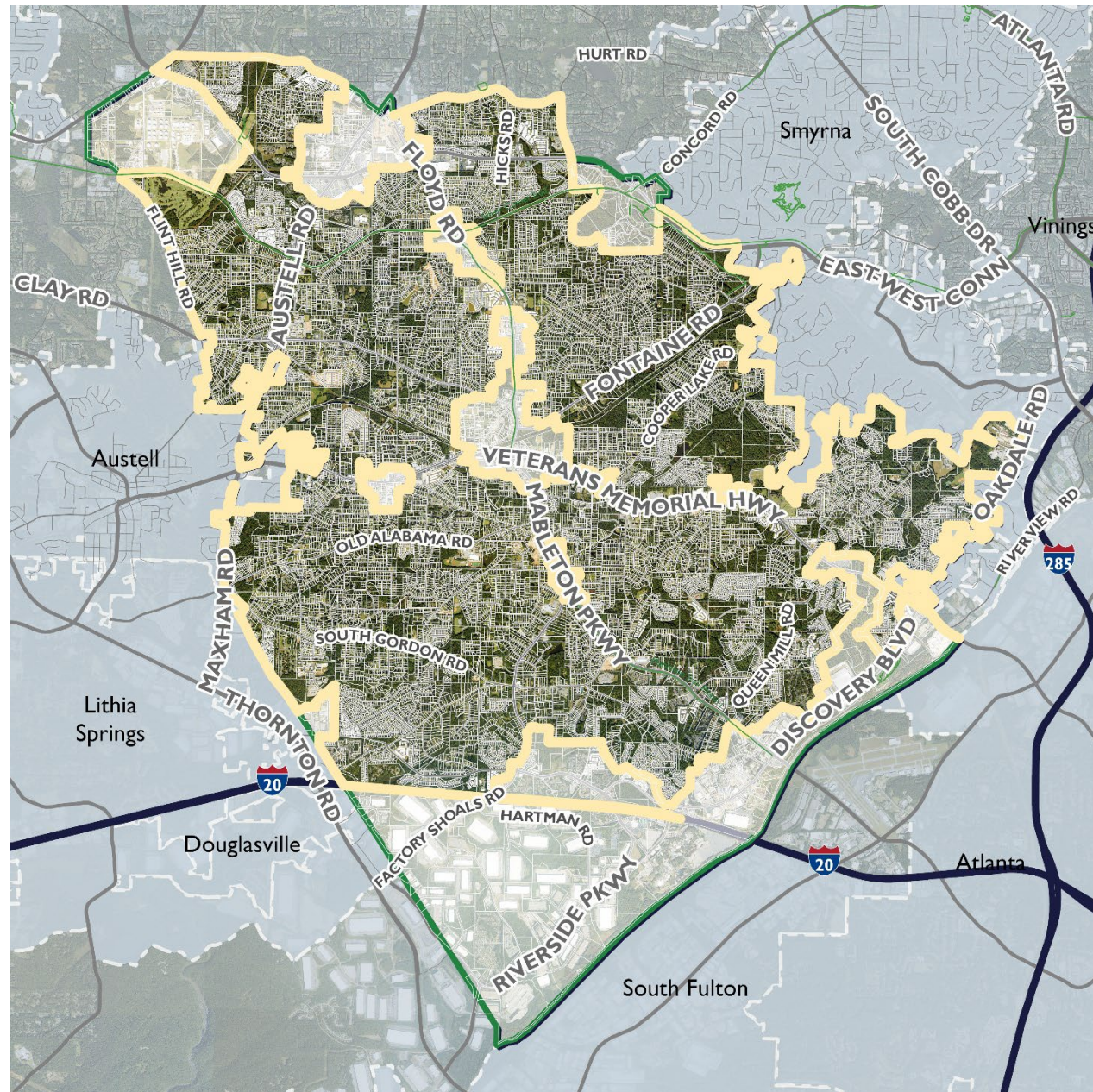
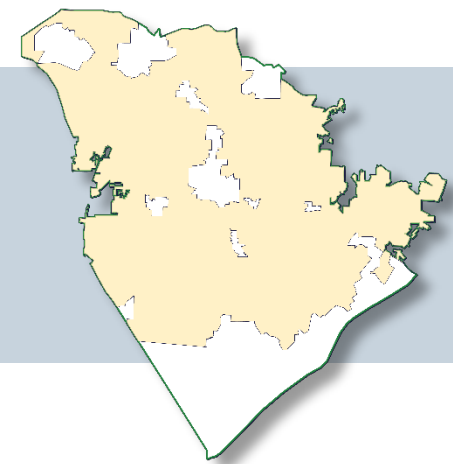
Protect and Nurture



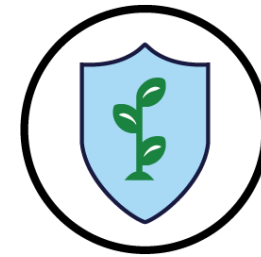
Preserve, Interpret, and Share

Least change

Suburban Neighborhoods - Core



High-Level Goal:



Protect and Nurture

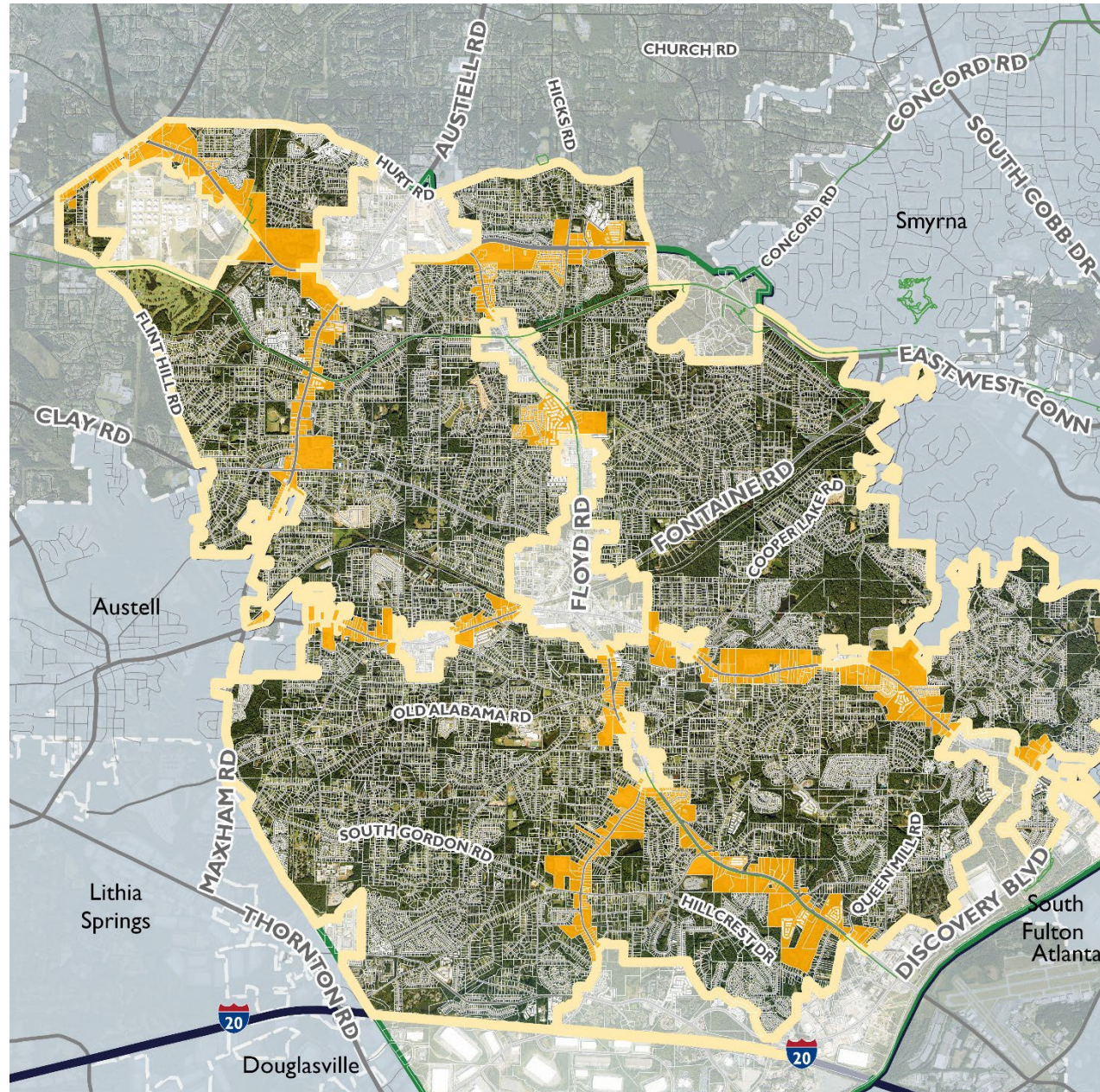
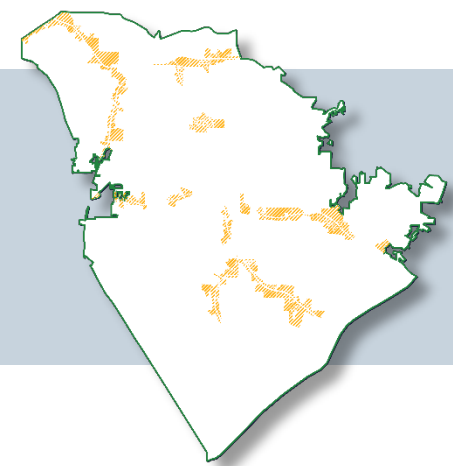
Vision:

Continue to be a primarily residential haven with high-quality residences and community resources. The character of these neighborhoods will be protected and enhanced, particularly in terms of scale of buildings, walkability, and access to green/open space.

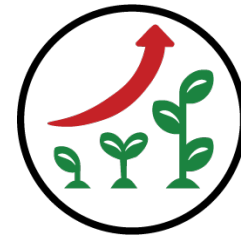
Character Imagery:



Suburban Neighborhoods - Transition



High-Level Goal:



Grow Creatively

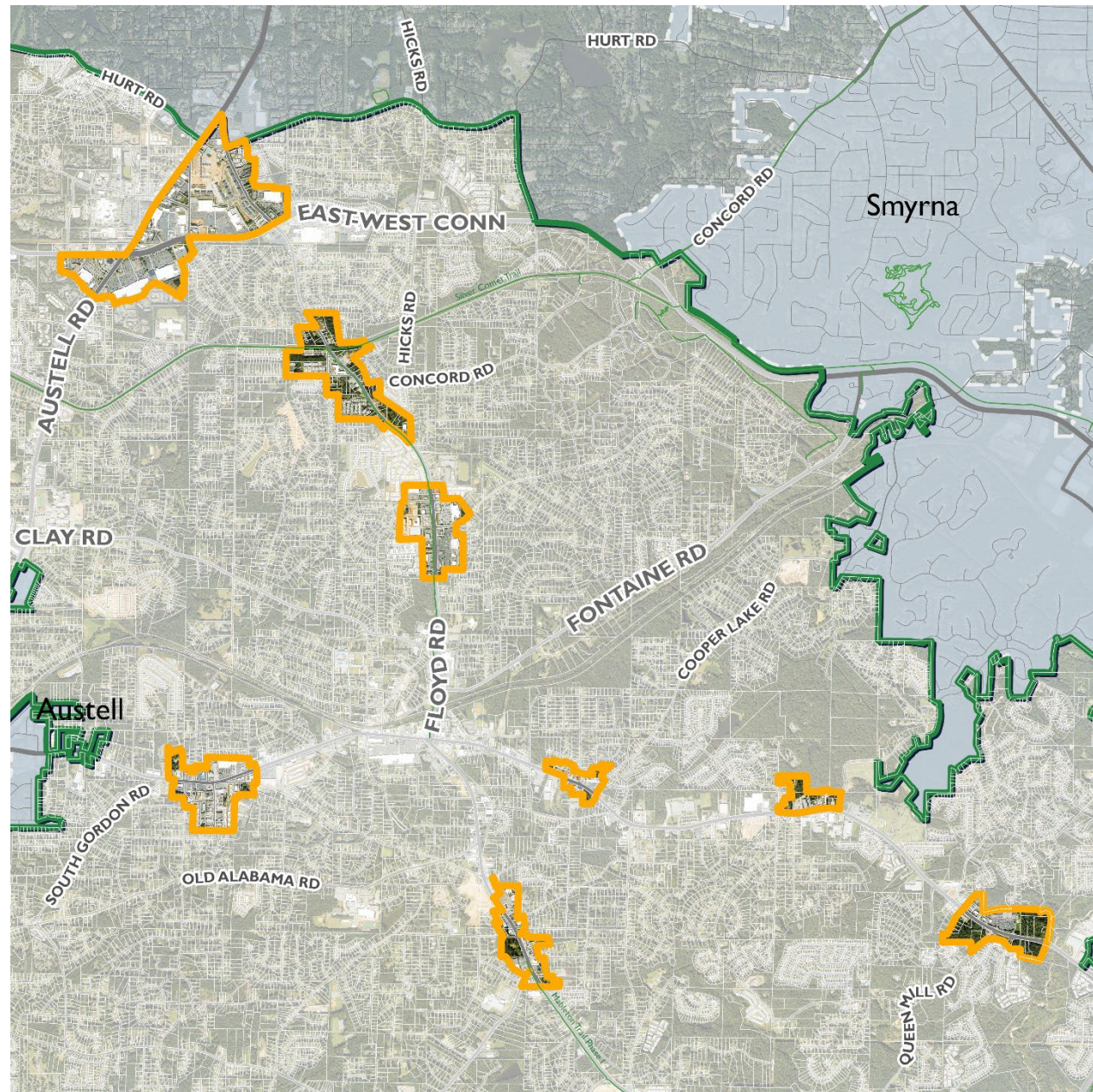
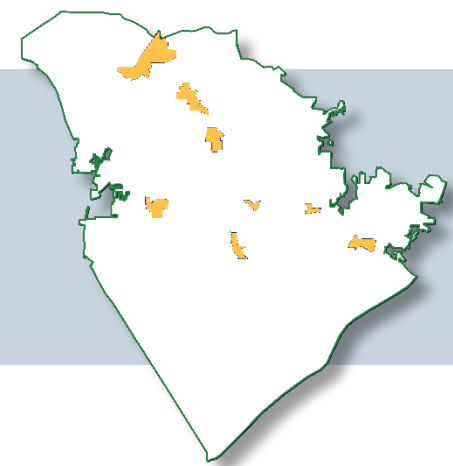
Vision:

Along major corridors, allow for gradual conversion of commercial uses to redevelop into residential or neighborhood-serving commercial that create a gentler transition between areas of high activity and traffic and interior residential areas. Local commercial uses will provide easy access to goods, services, and leisure close to neighborhood entrances.

Character Imagery:



Mixed-Use Villages



High-Level Goal:



Grow Creatively

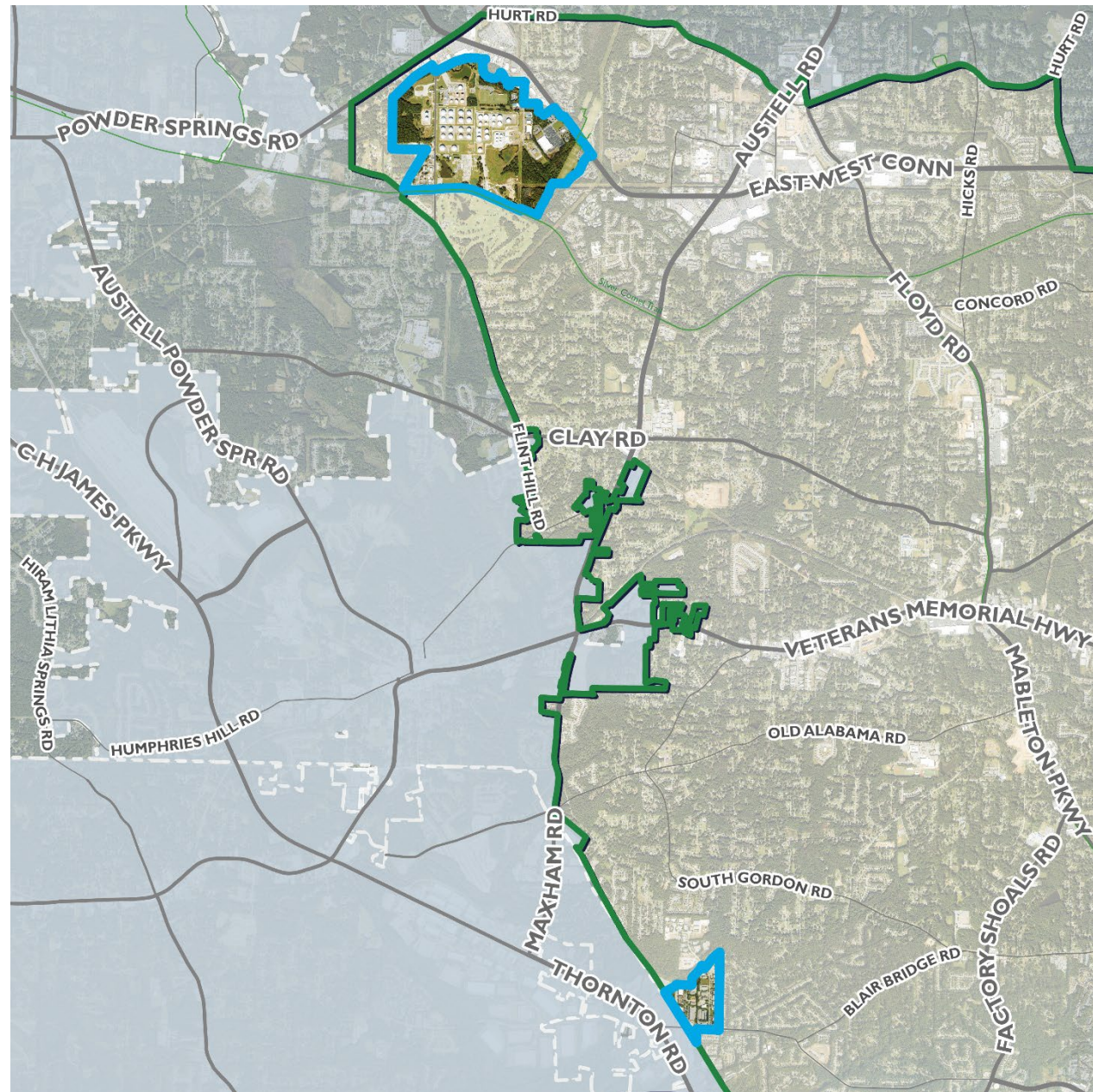
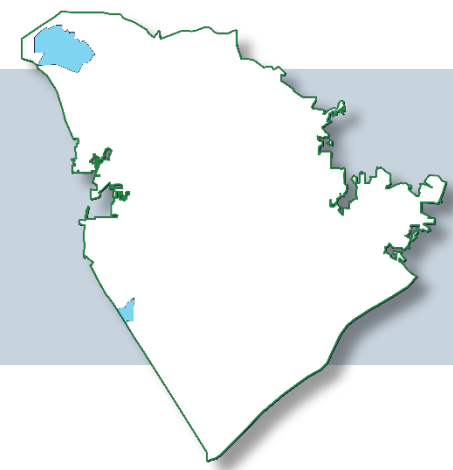
Vision:

Highly walkable, neighborhood mixed-use districts comprised of a mix of commercial, residential, and public space. Commercial uses are envisioned to be mostly local businesses, although some destination retail could be appropriate if kept at a neighborhood village scale. Over time, redevelopment will reduce the amount of commercial uses along major roadways and concentrate them into well-designed commercial centers and villages that support a variety of lifestyles and activities.

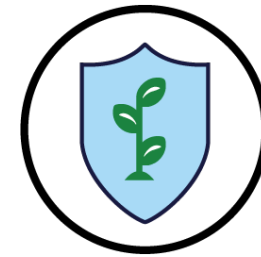
Character Imagery:



Colonial Pipeline & Oak Ridge



High-Level Goal:



Protect and Nurture

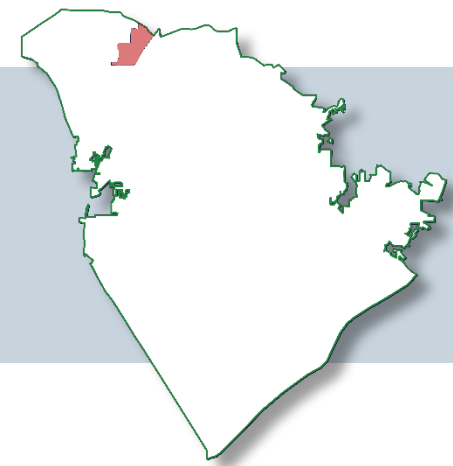
Vision:

Support regionally important industrial uses and utilities, focusing less on land use change over time and more on public improvements such as streetscapes, landscaping, and safety measures. New development at the edges of this character area could provide new opportunities for craft industrial, heavy commercial, or industrial offices for existing companies or to promote business development.

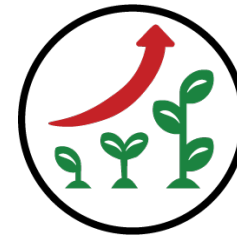
Character Imagery:



Medical Center



High-Level Goal:



Grow Creatively

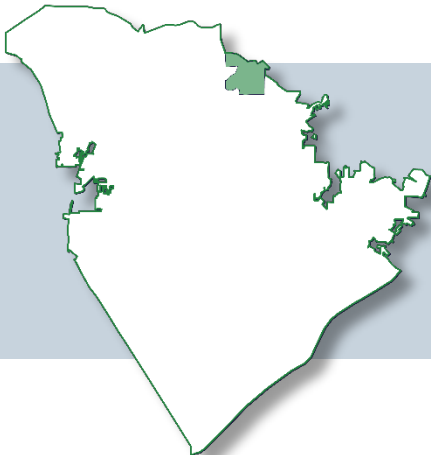
Vision:

Support Wellstar Cobb as a special place for public health and employment by promoting greater mobility through pedestrian and bike facilities, enhanced landscaping, and placemaking. Redevelopment opportunities will focus on adding new non-residential uses, including medical offices, hotels, and other commercial uses that provide daily goods and services to residents and visitors.

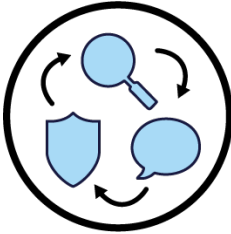
Character Imagery:



Covered Bridge Historic Gateway



High-Level Goal:



Preserve, Interpret, and Share

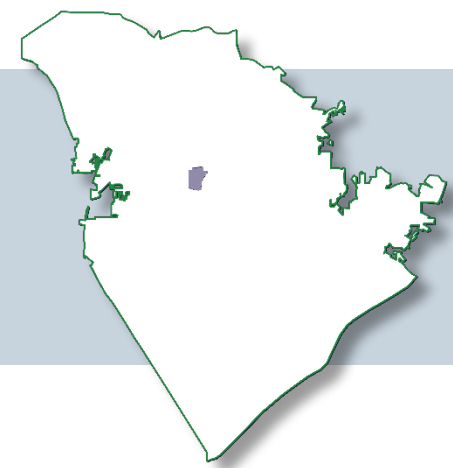
Vision:

The Covered Bridge Historic District will remain a lush, historic area of Mableton that celebrates the history of some of the earliest settlements in Mableton. Development should be limited to no- or low-impact projects that will enable the preservation and protection of the area's unique historical and natural resources.

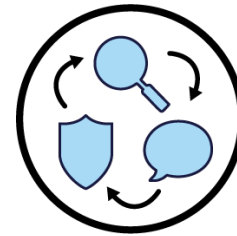
Character Imagery:



Historic Downtown



High-Level Goal:



Preserve, Interpret, and Share

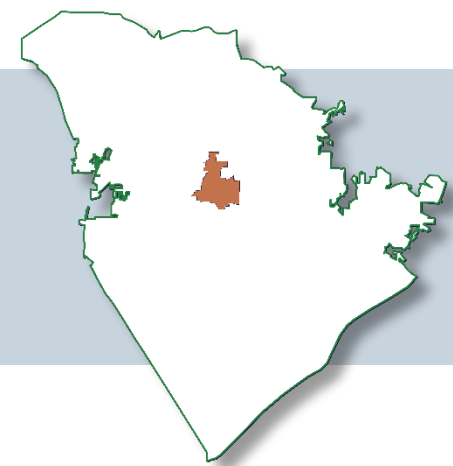
Vision:

Historic Downtown will become a civic and historic destination at the backdoor of the new City Center. Remaining historic structures should be preserved, and properties in between historic structures should be developed with infill and streetscape improvements at a similar scale and style to create a vibrant, walkable destination in Mableton.

Character Imagery:



New City Center



High-Level Goal:

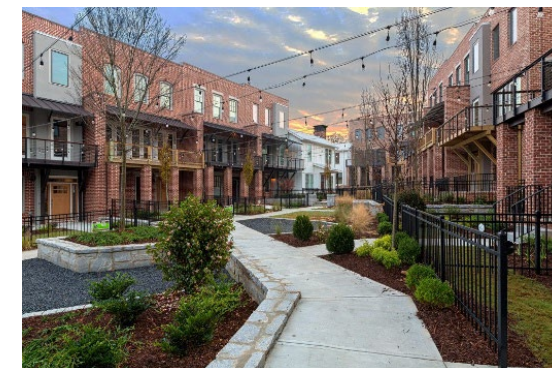


Invest in Transformation

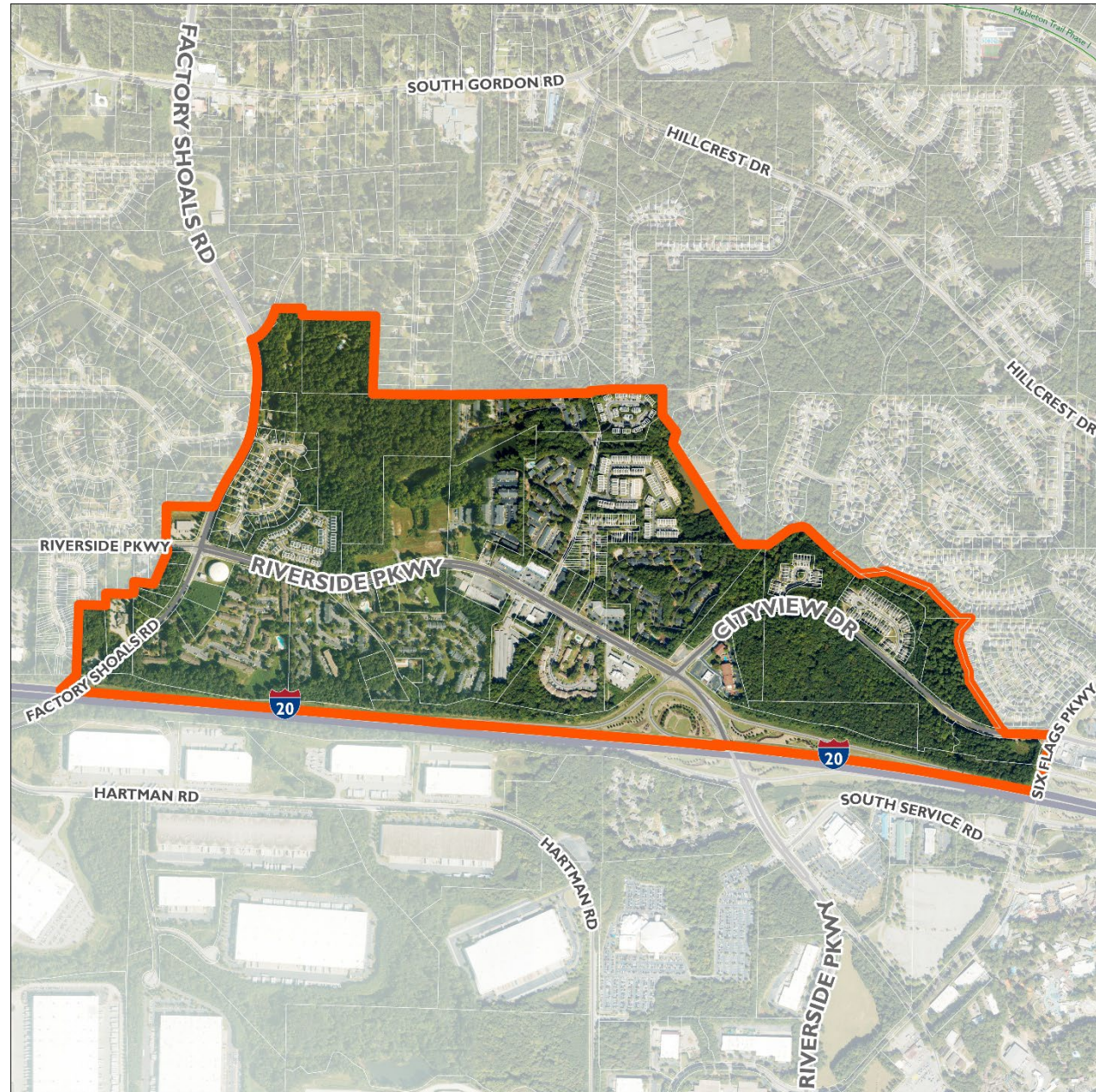
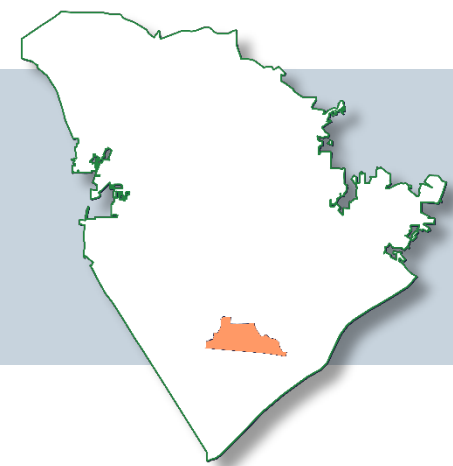
Vision:

The New City Center will become Mableton's central, walkable district. Existing development interest can encourage more types of housing and mixed-use along Floyd Road, while improving walkability and public space. The area should have a strong connection to but not encroach upon Historic Downtown. Wherever possible, streetscape improvements and beautification through placemaking should be prioritized.

Character Imagery:



Riverside Parkway



High-Level Goal:



Revitalize

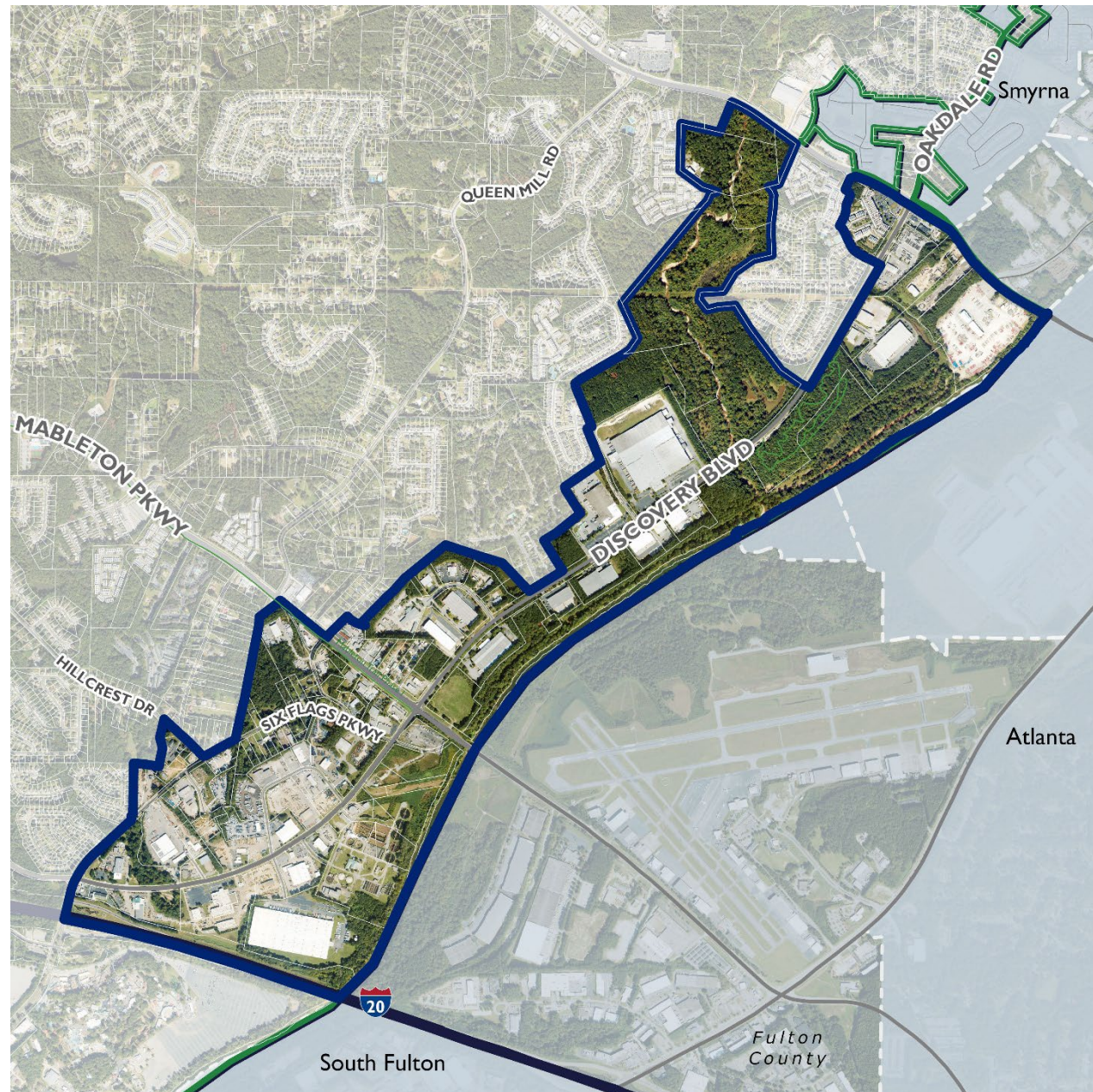
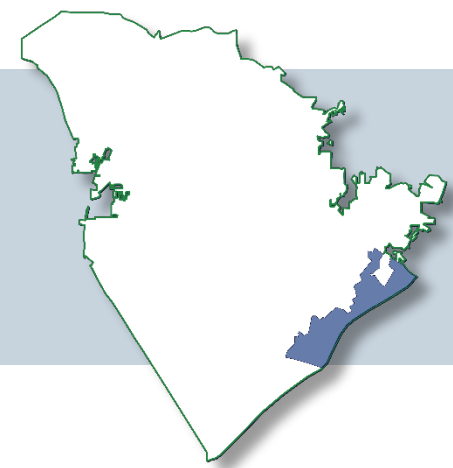
Vision:

Through revitalization and redevelopment, Riverside Parkway will become a vibrant residential area with well-maintained, safe housing units suitable for a variety of household types. New investment in this area will prioritize affordability, gradually transforming the area into a mixed-use neighborhood with easy access to goods, services, and leisure, both within Riverside Parkway and within nearby entertainment and workplace hubs.

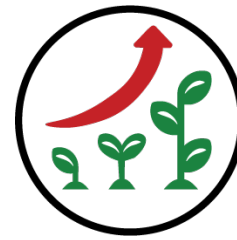
Character Imagery:



River Line District



High-Level Goal:



Grow Creatively

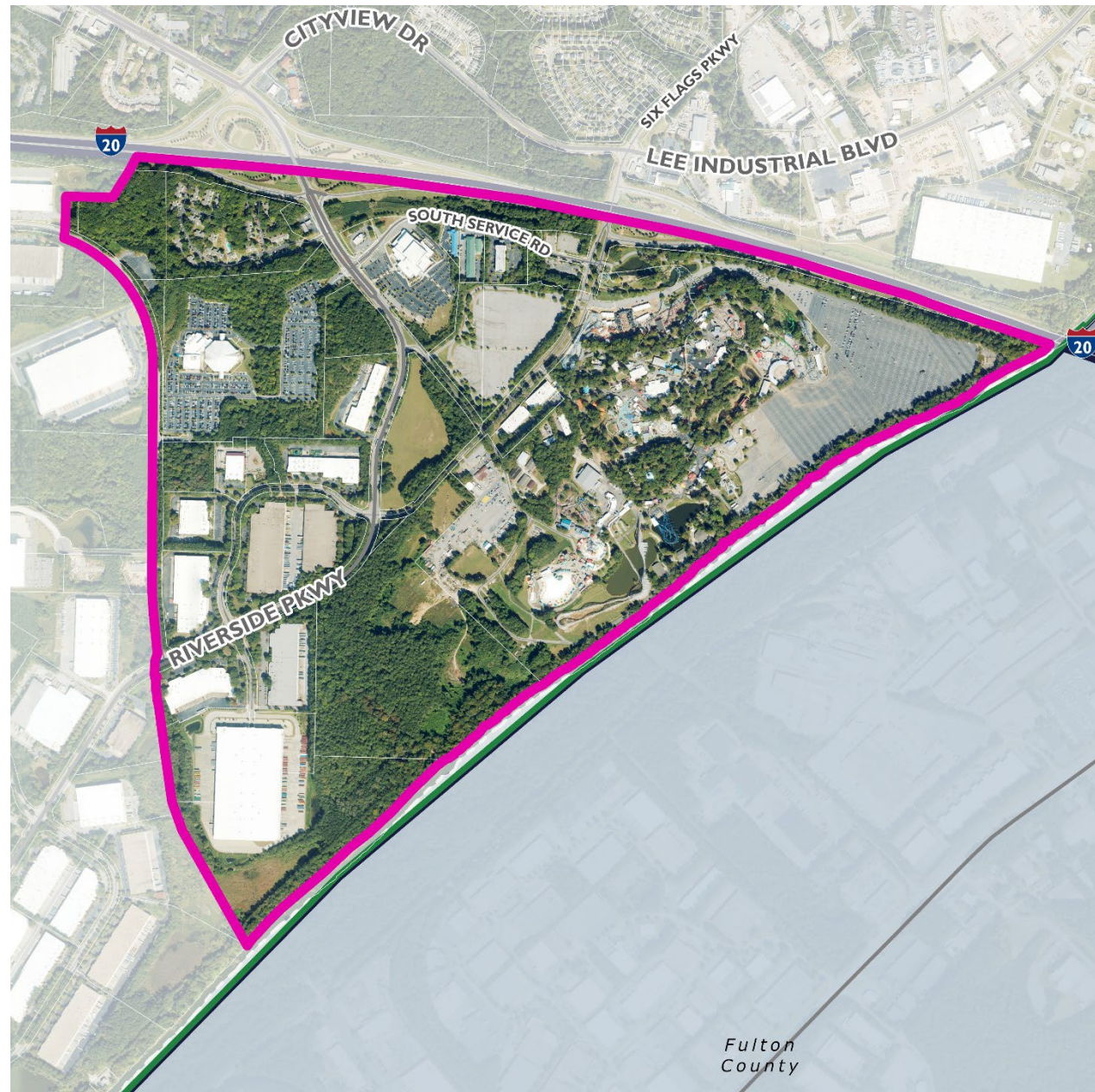
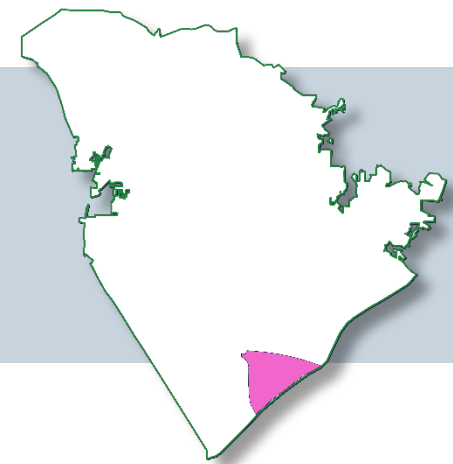
Vision:

The River Line District will evolve into a unique eco-tourism district that celebrates the Chattahoochee River and its associated resources as the major amenities they are. New mixed-use development, high-quality residential neighborhoods, craft industrial that supports entertainment, and retail at the edges of the district would be linked by greenways, large open spaces, and access to nature.

Character Imagery:



Entertainment District



High-Level Goal:



Invest in Transformation

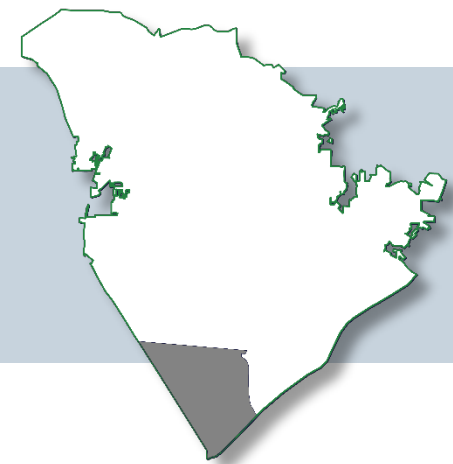
Vision:

Build on the regional attraction of Six Flags, as well as attractions like Riverside EpiCenter, to incrementally create a district that offers a complete entertainment experience. This would include high-quality dining, retail, and hotels and other accommodations for visitors, along with mixed-use development in strategic locations to expand the local customer base for businesses and entertainment.

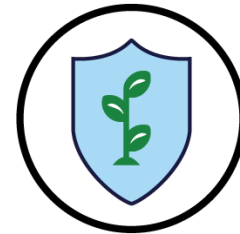
Character Imagery:



Workplace District



High-Level Goal:

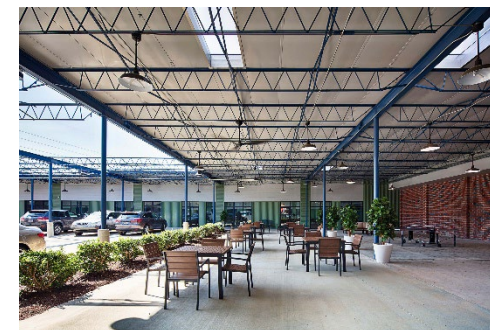


Protect and Nurture

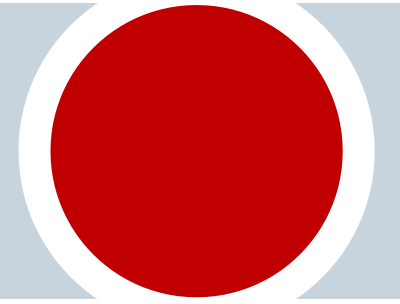
Vision:

The Workplace District will continue to be a successful place for business and industry, providing both job opportunities and an enhanced tax base for Mableton. Investment will improve access to this area from other parts of Mableton, promoting economic mobility and opportunity for residents, and ensure the area remains competitive for industry over the long term.

Character Imagery:

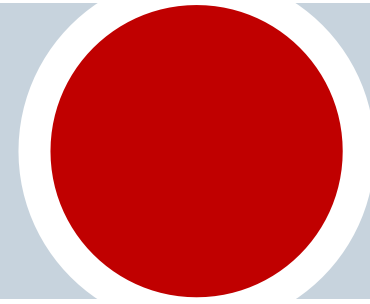


Activity!



Help us fine-tune our stoplights.

Activity!



Help us fine-tune our stoplights.

DUNWOODY VILLAGE



Future Development

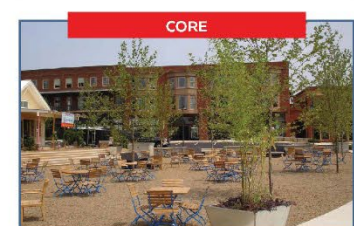
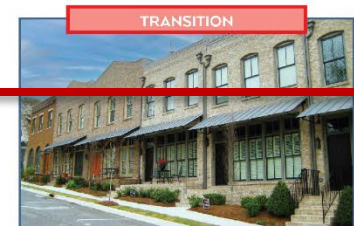


Vision + Intent

Dunwoody Village, the historic heart of the city, combines charm with a strong sense of place. The vision centers on a vibrant retail core with a village green, surrounded by transitional areas of diverse housing types to support commercial uses. Guided by a master plan implemented through zoning regulations, the area emphasizes multimodal transportation, public spaces, connectivity, and distinctive architecture. Future redevelopment will create a lively district with shopping, dining, entertainment, and housing, fostering activity and community around the clock.

Stop-Light	LAND USE	CONSIDERATIONS
Appropriate	Townhomes	
	Senior/Assisted Living	
	Mixed Use	
	Local Commercial - Specialized	
	Public/Institutional	
	Parks/Open Space	
Appropriate with Considerations	Small-Lot Residential	Transition only
	Cottage Court	Transition only
	Duplexes, Triplexes, Quadplexes	Transition only
	Multifamily	Core only
	Local Commercial - Daily/Services	Transition only
Inappropriate	Large-Lot Residential	
	Regional Commercial	

DUNWOODY VILLAGE

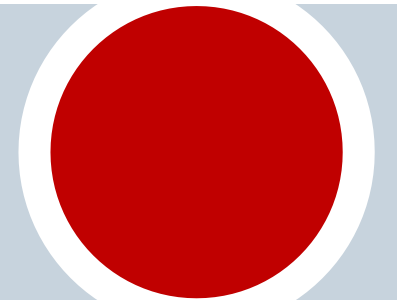


Action Items

- ▶ Create an active community center with public places to gather, following a master planning process that potential supports a redevelopment investment program.
- ▶ Establish way-finding or landmark features that unify the Village and can be used across the City.
- ▶ Regularly review and update Dunwoody Village Zoning Districts to ensure that they meet the Character Area vision. Creatively address parking and congestion that new local activity may generate.
- ▶ Review and implemented identified solutions for structured parking, public parking, and shared parking.
- ▶ Establish bicyclenetwork through the City so that "all roads lead to the Village."
- ▶ Create venues for cultural events and community gatherings.
- ▶ For detailed circulation and open space recommendations concerning the Dunwoody Village Character Area, see the Dunwoody Village Master Plan.
- ▶ Pursue the creation of a central green space and alternatives for acquiring that space.
- ▶ Consider ways to promote entrepreneurship.
- ▶ Work with adjacent neighborhoods to explore connectivity options while preserving buffers adjacent to neighborhoods.
- ▶ Explore options for preserving existing historic resources.
- ▶ Incorporate public art that enhances the sense of community and supports pedestrian mobility; focus on streetscapes, pedestrian areas and gathering spaces.
- ▶ Encourage developers to include public art in development or redevelopment projects.
- ▶ Support the recommendations of the Public Art Implementation Plan for new public art in Dunwoody Village.

Remember this?

Activity!



We've created drafts for every character area in Mableton.

Riverside Parkway



Vision Through revitalization and redevelopment, Riverside Parkway will become a vibrant residential neighborhood with a variety of household types. New investment in this area will prioritize a mixed-use neighborhood with easy access to goods, services, and leisure, both for entertainment and workplace hubs.

Stoplight	Land Uses	Is
Appropriate	Small-Lot Residential	Yes
	Cottage Courts	
	Senior Living	
	Neighborhood Commercial	
	Civic	
Appropriate with Considerations	Parks and Open Space	No
	Utilities and Transportation	
Not Appropriate	Large-Lot Residential	No
	2-4 Unit Residential	
	Townhouses	
	Suburban Shopping Center	
Not Appropriate	Heavy Commercial	No
	Heavy Industrial	
Not Appropriate	Craft Industrial	No

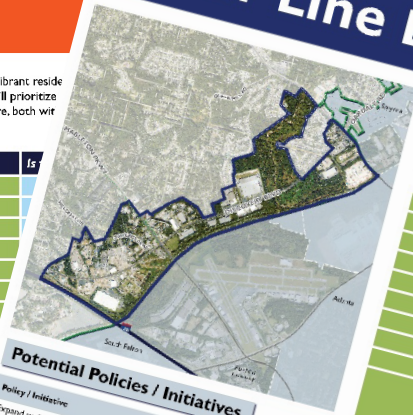
Potential Policies / Initiatives

Policy / Initiative	Yes	No
Conduct a Special Area Study focused on strategies to improve housing quality, safety, and access to goods and services		
Identify high-priority sites for catalytic redevelopment projects		
Consider extending the jurisdiction of the Urban Redevelopment Authority to this area		
Develop master plan for site of former Magnolia Crossing development		
Provide incentives for affordable housing measures		
Ensure new developments incorporate open space and provides connections to nearby retail and entertainment districts		

What about these? → Place these where you think they belong on the stoplight.



River Line District



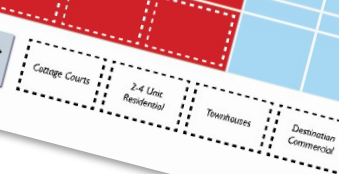
Vision The River Line District will evolve into a unique eco-tourism district that celebrates the Chattahoochee River and its associated resources as the major amenities they are. New mixed-use development, high-quality residential neighborhoods, craft industrial that supports entertainment and retail at the edges of the district would be linked by greenways, large open spaces, and access to nature.

Stoplight	Land Uses	Is this right?	Any considerations/conditions?
Appropriate	Small-Lot Residential	Yes	
	Multi-Unit		
	Mixed Use		
	Neighborhood Commercial		
	Hotels		
Appropriate with Considerations	Civic	No	
	Parks and Open Space		
Appropriate with Considerations	Utilities and Transportation	No	
	Craft Industrial		
Not Appropriate	Large-Lot Residential	No	
	Suburban Shopping Center		
	Heavy Commercial		
	Heavy Industrial		

Potential Policies / Initiatives

Policy / Initiative	Yes	No
Expand walkability through new development and create new connections to Discovery Park		
Work towards implementation of the River Line Historic Area Master Plan's recommendations for trails and greenways along Nishitack Creek		
Enhance the pedestrian experience along Discovery Boulevard, either through improved sidewalks and landscaping or a multi-use trail		
Install green infrastructure in floodplains and low-lying areas		
Coordinate with the Atlanta Regional Commission and Trust for Public Land to implement recommendations for the Chattahoochee River Lands Initiative		
Promote streetscape improvements along Veterans Memorial		
Add interpretive signage and other educational resources where appropriate		
Identify locations to expand access to the Chattahoochee River		

What about these? → Place these where you think they belong on the stoplight.



New City Center



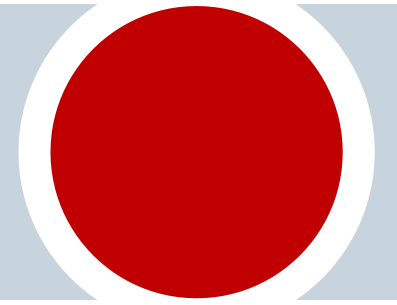
Vision The New City Center will become Mableton's central, walkable district. Existing development interest can encourage more types of housing and mixed-use along Floyd Road, while improving walkability and public space. The area should have a strong connection to but not encroach upon Historic Downtown. Wherever possible, streetscape improvements and beautification through placemaking should be prioritized.

Stoplight	Land Uses	Is this right?	Any considerations/conditions?
Appropriate	Multi-Unit	Yes	
	Senior Living		
	Mixed Use		
	Neighborhood Commercial		
	Destination Commercial		
	Hotels		
	Civic		
	Parks and Open Space		
Appropriate with Considerations	Utilities and Transportation	No	
	Craft Industrial		
Not Appropriate	Large-Lot Residential	No	
	Small-Lot Residential		
	Cottage Court		
	Heavy Industrial		

What about these? → Place these where you think they belong on the stoplight.



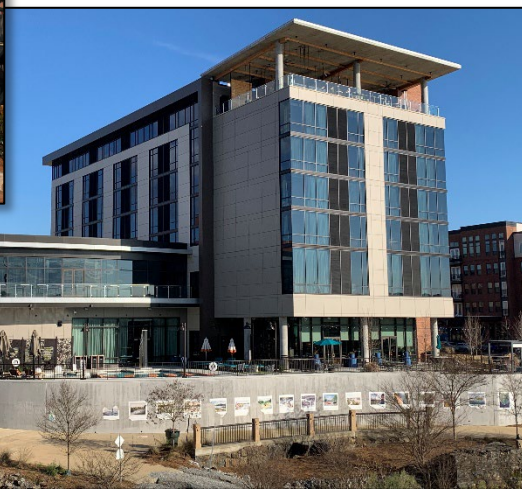
Activity!



But we have questions about specific land uses and where they're appropriate.



Townhouses

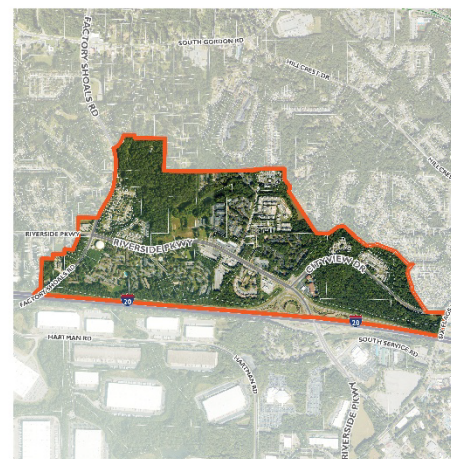


Hotels



Destination Commercial

Riverside Parkway



Vision

Through revitalization and redevelopment, Riverside Parkway will become a vibrant residential area with well-maintained, safe housing units suitable for a variety of household types. New investment in this area will prioritize affordability, gradually transforming the area into a mixed-use neighborhood with easy access to goods, services, and leisure, both within Riverside Parkway and within nearby entertainment and workplace hubs.

Stoplight	Land Uses	Is this right?	Any considerations/conditions?
Appropriate	Small-Lot Residential		
	Cottage Courts		
	Senior Living		
	Neighborhood Commercial		
	Civic		
	Parks and Open Space		
	Utilities and Transportation		
Appropriate with Considerations	Large-Lot Residential		
	2-4 Unit Residential		
	Townhouses		
	Suburban Shopping Center		
	Heavy Commercial		
Not Appropriate	Heavy Industrial		
	Craft Industrial		

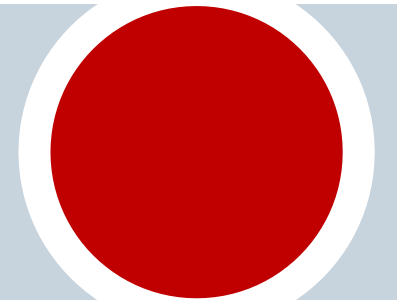
Potential Policies / Initiatives

Policy / Initiative	Yes	No
Conduct a Special Area Study focused on strategies to improve housing quality, safety, and access to goods and services		
Identify high-priority sites for catalytic redevelopment projects		
Consider extending the jurisdiction of the Urban Redevelopment Authority to this area		
Develop master plan for site of former Magnolia Crossing development		
Provide incentives for affordable housing measures		
Ensure new developments incorporate open space and provides connections to nearby retail and entertainment districts		

What about these? → Place these where you think they belong on the stoplight.

Multi-Unit Mixed Use Hotels Destination Commercial

Activity!



Help us sort the last few land uses per character area!



Townhouses

???



Hotels

???



Destination Commercial

???

Riverside Parkway



Vision

Through revitalization and redevelopment, Riverside Parkway will become a vibrant residential area with well-maintained, safe housing units suitable for a variety of household types. New investment in this area will prioritize affordability, gradually transforming the area into a mixed-use neighborhood with easy access to goods, services, and leisure, both within Riverside Parkway and within nearby entertainment and workplace hubs.

Stoplight	Land Uses	Is this right?	Any considerations/conditions?
Appropriate	Small-Lot Residential		
	Cottage Courts		
	Senior Living		
	Neighborhood Commercial		
	Civic		
	Parks and Open Space		
	Utilities and Transportation		
Appropriate with Considerations	Large-Lot Residential		
	2-4 Unit Residential		
	Townhouses		
	Suburban Shopping Center		
Not Appropriate	Heavy Commercial		
	Heavy Industrial		
	Craft Industrial		

Potential Policies / Initiatives

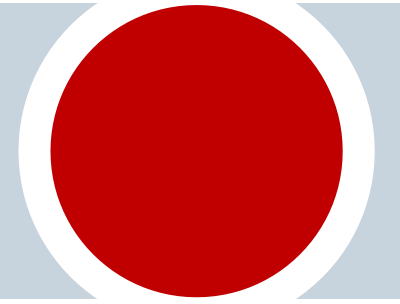
Policy / Initiative	Yes	No
Conduct a Special Area Study focused on strategies to improve housing quality, safety, and access to goods and services		
Identify high-priority sites for catalytic redevelopment projects		
Consider extending the jurisdiction of the Urban Redevelopment Authority to this area		
Develop master plan for site of former Magnolia Crossing development		
Provide incentives for affordable housing measures		
Ensure new developments incorporate open space connections to nearby parks and transit districts		

What about these? →

Place these where you think they belong on the stoplight.

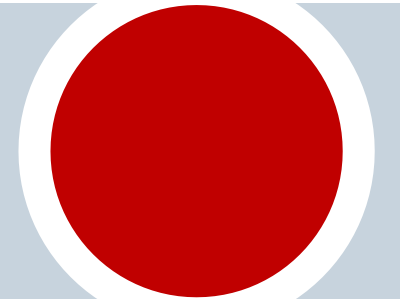
Multi-Unit	Mixed Use	Hotels	Destination Commercial
------------	-----------	--------	------------------------

Activity!



- 1) Break out into small groups of 3-4.
- 2) Review each character area's vision statement, recommended policies, and land use table.
- 3) Check off **Yes** or **No** for each policy.
- 4) Place the unsorted land use types in the categories you think are most fitting (**Appropriate**, **Appropriate with Considerations**, **Inappropriate**).
- 5) Tell us if we got our initial assessment right! Mark **Yes** or **No** in that column.
- 6) Tell us about any considerations that should be made for specific land use types.

Activity!

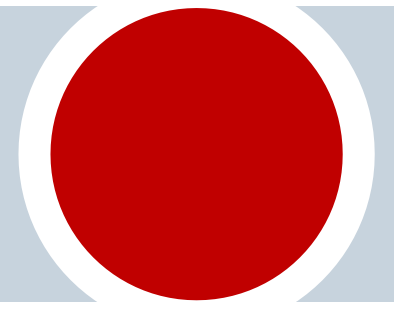


PLEASE NOTE:

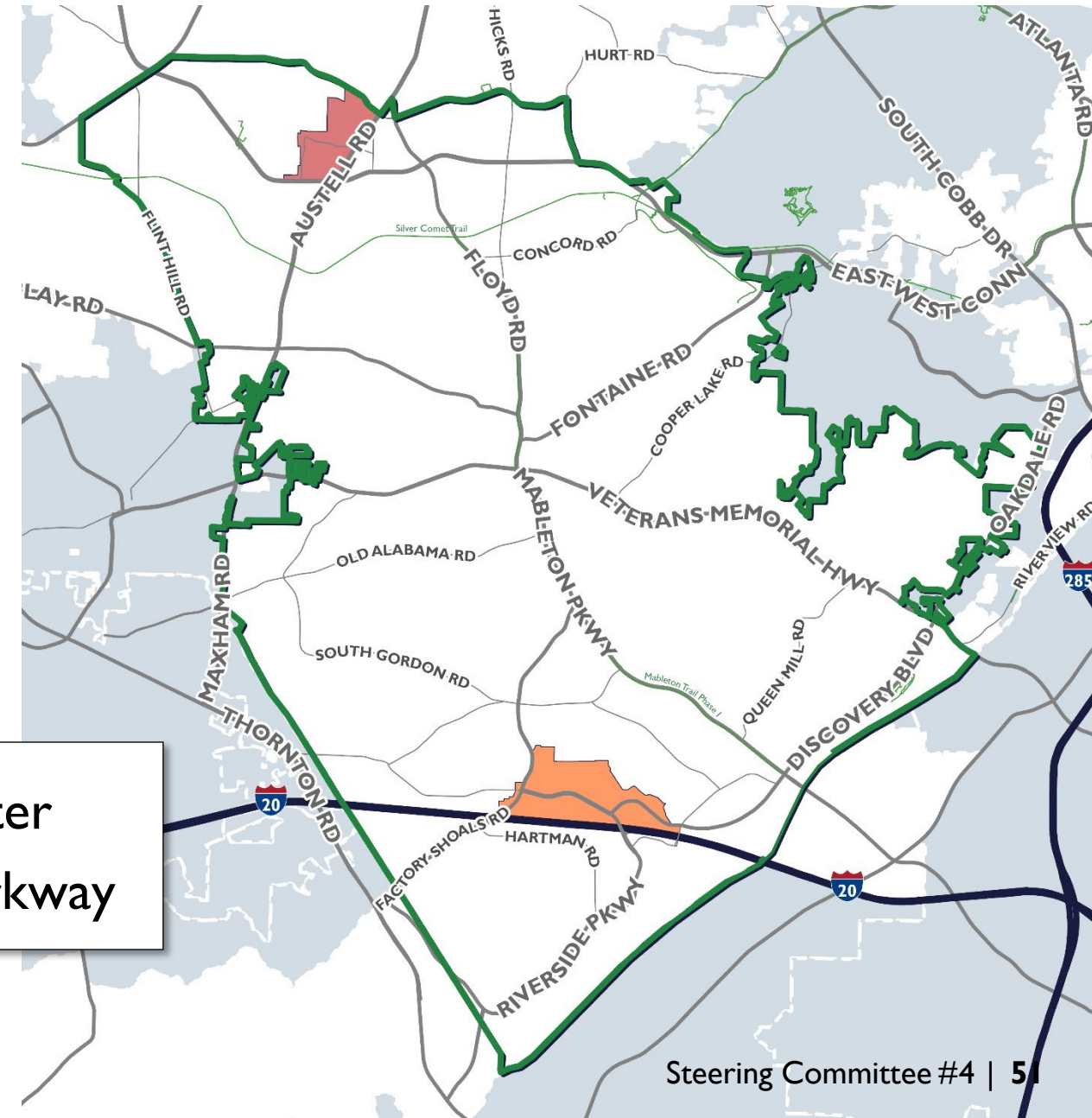
- Each group will only have to complete 4 boards. You'll have 30 minutes to discuss.
- At the end, we'll ask each group to share out. Nominate a spokesperson if you so choose!

Sharing and Discussion

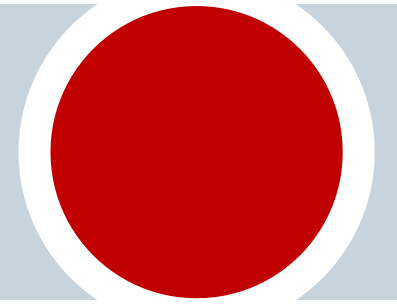
Discussion:



Some of our areas have draft considerations for density bonuses if affordable units are provided, but not all.



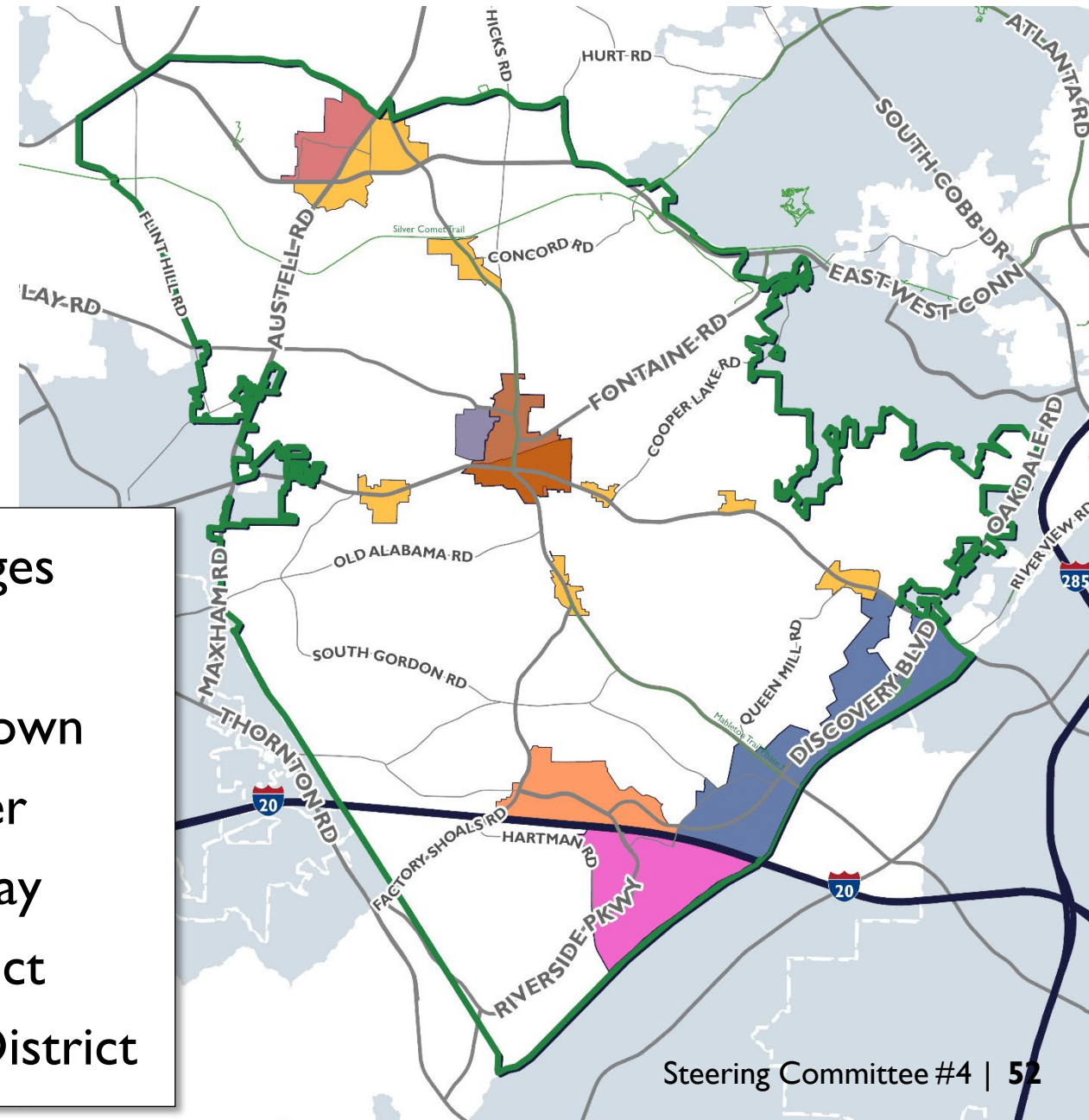
Discussion:



Some of our areas have draft considerations for density bonuses if affordable units are provided, but not all.

Should we extend this to all areas where multi-unit or mixed-use land use types are allowed?

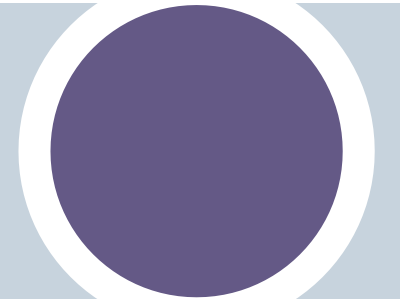
-  Mixed-Use Villages
-  Medical Center
-  Historic Downtown
-  New City Center
-  Riverside Parkway
-  River Line District
-  Entertainment District



Closing and Next Steps

4

Next Steps



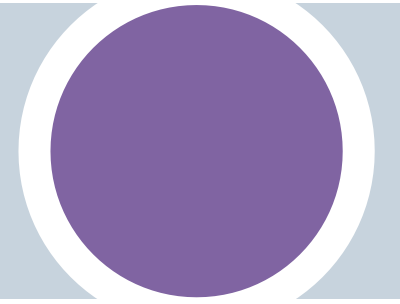
Upcoming engagements:

- **Public Meeting #3:** tonight! November 6, 2025 at Riverside EpiCenter, 6:30-8:30

Technical work:

- Finalize character area profiles
- Continue drafting each element
- Start assembling Community Work Program
- Submit draft by mid-January

Thank You!



JOHN FUNNY
jfunny@thegricegroup.com



**ALLISON STEWART-
HARRIS**
astewart-harris@tsw-design.com